

# JOHNSONS & PARTNERS

Estate and Letting Agency



**27 FIRST AVENUE,**

CARLTON, NG4 1PH

**GUIDE PRICE £210,000**





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GUIDE PRICE £210,000 - £220,000 | NO CHAIN | Three Bedrooms | Semi Detached | Close to Local Amenities | Popular Location |

Step inside this charming three-bedroom semi-detached home nestled in the heart of Carlton, Nottingham. Boasting an enviable location on First Avenue, this delightful property is perfectly poised for first-time buyers and growing families alike.

As you enter through the front door, be greeted by a warm and inviting bay-fronted living room, where natural light pours in to create an airy and welcoming ambiance. Further enhancing the ground floor is a separate dining room, offering the ideal space for family meals or entertaining guests.

The well-appointed kitchen is sure to inspire culinary exploits, while the convenience of a downstairs WC adds a practical touch to the home's thoughtful layout. Upstairs, you'll find a family bathroom equipped with a separate WC, ensuring a seamless morning routine.

The property benefits from three well-proportioned bedrooms, each providing a peaceful retreat after a busy day. The master bedroom, in particular, serves as a sanctuary with ample space for rest and rejuvenation.

Step outside to discover a delightful west-facing private rear garden, where you can bask in the afternoon sun or enjoy alfresco dining amidst the tranquil surroundings.

Located in a sought-after area, this home is just a stone's throw from local amenities, ensuring all your needs are within easy reach. Excellent transport links are also nearby, offering convenient access to Nottingham city centre and beyond.

27 First Avenue is more than just a house; it's a place to call home. Don't miss the opportunity to make it yours.

[Entrance Hallway](#)

[Living Room](#)

[Dining Room](#)

[Kitchen](#)

[WC](#)

[First Floor Landing](#)

[Bedroom One](#)

[Bedroom Two](#)

[Bedroom Three](#)

[Bathroom](#)

[WC](#)

[Agents Disclaimer](#)

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band A

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere,

either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





Road Map



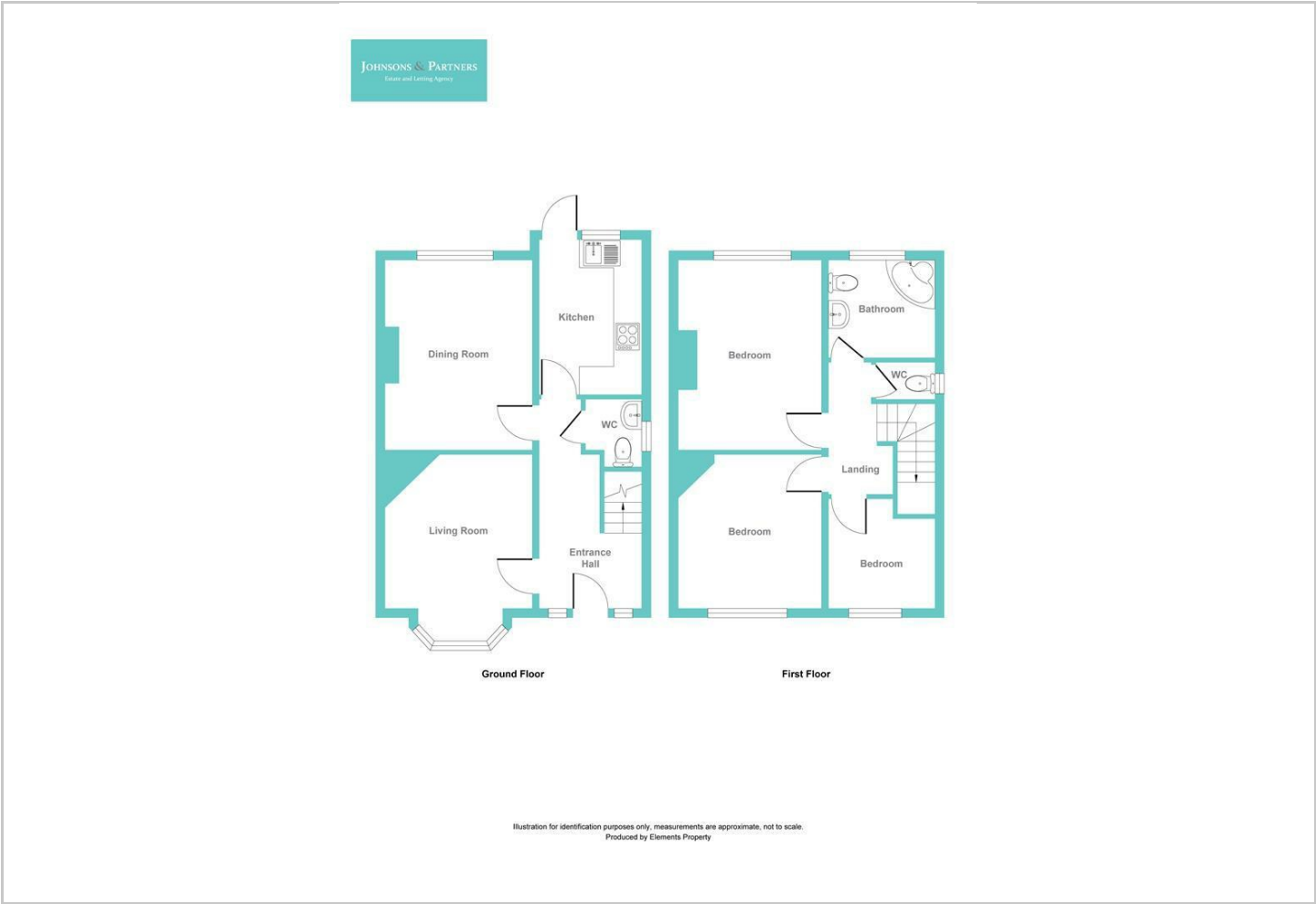
Hybrid Map



Terrain Map



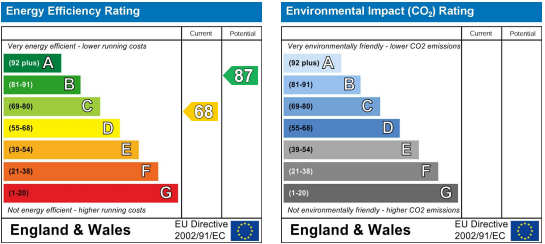
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.