



63 Second Avenue, Carlton, NG4 1GH
Offers Over £250,000

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Wine improves
with age, I improve
WITH WINE



63 Second Avenue Carlton, NG4 1GH

- Three bedrooms
- Large UPVC conservatory
- Modern shower room
- Two multi-fuel stoves
- Lounge & dining room
- Off road parking

HUGE PRICE REDUCTION!! An impressive modernised three-bedroom detached house, just a short distance from Carlton's main shopping area, with a five-minute bus service into the City Centre with two reception rooms, a large UPVC conservatory, a kitchen with granite worktops and a refurbished shower room with under-floor heating!

Offers Over £250,000



Overview

The entrance porch opens up to an impressive hallway with a feature exposed Oak staircase and quartz-tiled floor flowing through to the dining room and impressive fitted kitchen. Both the front lounge and rear dining room have feature multi-fuel stoves, there is a spacious UPVC double-glazed conservatory with fitted vertical and roof blinds providing further useful downstairs space. Upstairs, there are three bedrooms with the two largest rooms having decorative fireplaces. There is also an attractive refurbished shower room with under-floor heating and a shower with pre-heat control. Outside, there is parking to the side for a single vehicle with access on either side to the rear garden and patio. The property has UPVC double glazing and gas central heating with a Worcester Bosch combination boiler.

Entrance Porch

With double glazed composite front entrance door and frosted side panels, radiator, light and Quartz tiled floor with a hardwood door leading through to the hallway.

Hallway

With matching Quartz tiled floor, radiator, solid Oak spindled staircase and balustrade with under-stair cupboard housing the Worcester Bosch combination gas boiler. Traditional doors leading to both reception rooms.



Lounge

With wooden flooring, UPVC double-glazed front window, radiator and feature raised inset multifuel stove with slate hearth.

Dining Room

With feature brick chimney breast and a multifuel stove with a large slate hearth. Quartz tiled floor leading through to the kitchen, radiator, UPVC double glazed double doors with overhead pelmet downlights through to the conservatory and access to the kitchen.

Kitchen

A range of wall and base units with solid granite worktops, upstands, drainer and under-counter stainless steel one-and-a-half bowl sink unit. Concealed worksurface lighting, electric cooker point, integrated fridge freezer, plumbing for washing machine, ceiling downlights above the sink and UPVC double-glazed window to the rear.

Conservatory

Being brick built with UPVC double-glazed windows, fitted vertical blinds and a pitched polycarbonate roof with fitted roof blinds. Ceiling light point, electric panel radiator, Cornish slate tiled floor and double doors to the rear.

First Floor Landing

With loft access and UPVC double-glazed side window.

Bedroom 1

With a decorative cast iron fireplace and chequered tiled hearth, UPVC double glazed front window and radiator.

Bedroom 2

Also with decorative cast iron fireplace, UPVC double glazed rear window and radiator.

Bedroom 3

UPVC double glazed front window and radiator.

Shower Room

With feature tiling to two walls, the suite consists of a large cubicle with a fixed-head rain shower and a second mixer with pre-heat control. Pedestal wash basin, dual-flush, toilet, tiled floor, traditional style radiator, separate towel rail, under floor heating ceiling light with extractor above the shower and UPVC double-glazed rear window.

Outside

To the front is a small walled garden area with a gate and footpath to the front door. To the side, there is hard standing for one vehicle. Access on either side leads to the rear where there is a large stone-flagged patio, LED security light and outside tap to the side. Lawn with central pond, plant and shrub borders and pathway leading through a trellis Pergola gravelled area. The garden is enclosed with a part walled and part fenced perimeter.

Material Information

TENURE: Freehold



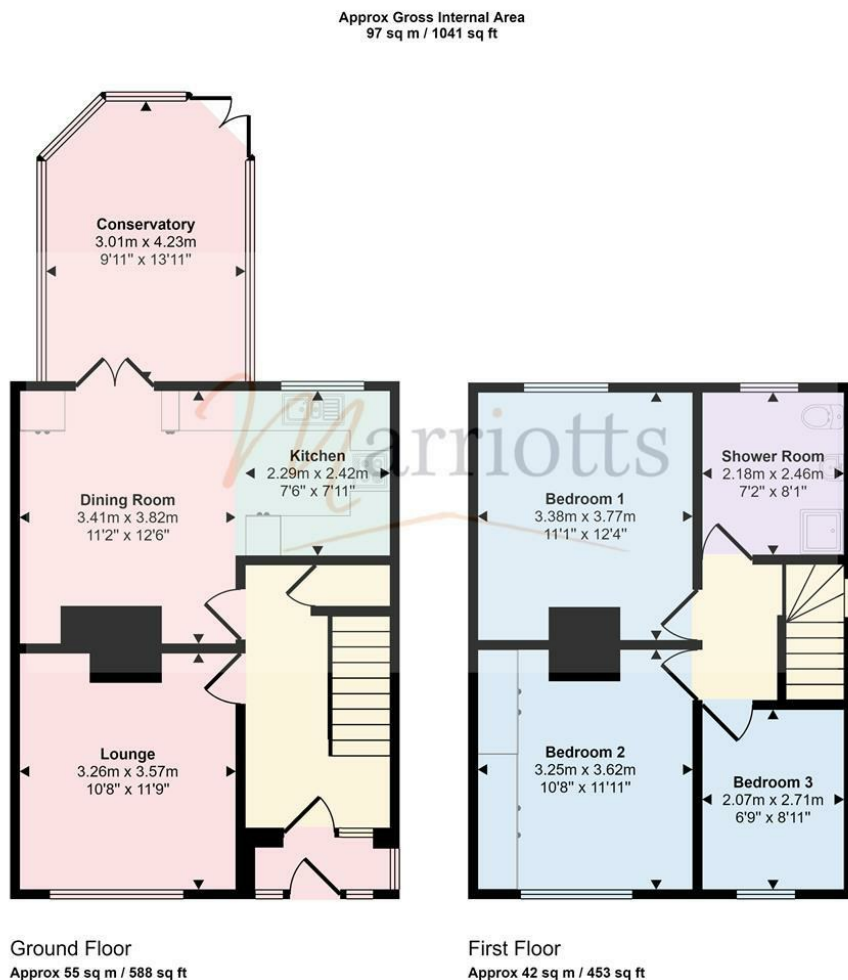




COUNCIL TAX: Gedling - Band C
 PROPERTY CONSTRUCTION: brick
 ANY RIGHTS OF WAY AFFECTING PROPERTY: no
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
 FLOOD RISK: very low
 ASBESTOS PRESENT: n/k
 ANY KNOWN EXTERNAL FACTORS: n/k
 LOCATION OF BOILER: cupboard under stairs
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER:
 MAINS ELECTRICITY PROVIDER:
 MAINS WATER PROVIDER: Severn Trent
 MAINS SEWERAGE PROVIDER: Severn Trent
 WATER METER: no
 BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
 MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
 ELECTRIC CAR CHARGING POINT: not available.
 ACCESS AND SAFETY INFORMATION: stepped front and rear access



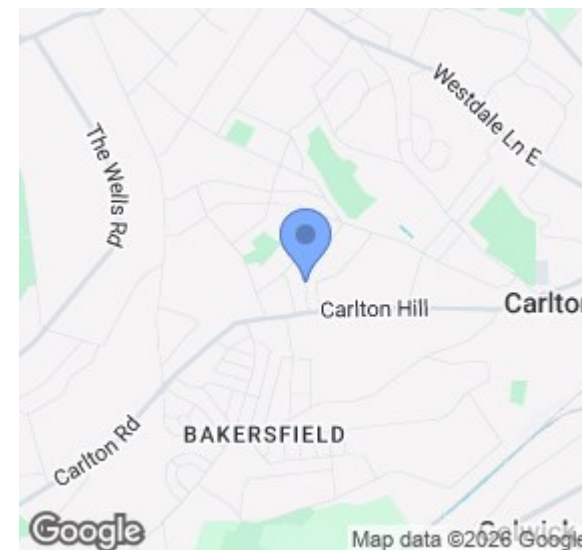




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	73
England & Wales		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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