



**33 Vernon Avenue, Carlton, Nottingham,  
Nottinghamshire NG4 3FX**

**£285,000**

Tel: 0115 9680268



- Traditional Semi Detached House
- Viewing Highly Recommended
- Sought After Location
- Quiet Residential Road
- Modern & Well Presented
- Large Four Piece Bathroom
- Open Plan Dining Kitchen
- Large Private Rear Garden

A modernised, three-bedroom traditional semi-detached house located in an extremely popular location, our current vendors have modernised this property in all the right areas with a modern kitchen which has also been opened into the dining area, new bathroom and new décor and flooring throughout alongside many other well thought out improvements. This property is currently marketed with an excellent family of sitting tenants and could prove to be a wonderful investment property that achieves a fabulous return from the current well-respected tenants. The property is also marketed for those looking for a home for themselves and would then be available with the added bonus of no upward chain.

The internal accommodation is spacious and flows elegantly throughout with a wide entrance hall, separate bay fronted living room, modern open plan dining kitchen. To the first-floor landing there are three bedrooms including two doubles and a large modern family bathroom with four piece suite.

Externally, this property stands proudly in a slightly elevated position on a charming residential road with a pleasant selection of other traditional properties. There is a front driveway providing off road parking. To the rear of the property there is also an initial patio area, large garden which majority laid to lawn and hedged boundaries to both sides.

#### **ENTRANCE HALL**

w: 4.47m x l: 2.31m (w: 14' 8" x l: 7' 7")

A particularly spacious entrance hall with a radiator, ceiling light point and a stairs rising to the first floor landing.

#### **DOWNSTAIRS WC**

w: 1.7m x l: 1.3m (w: 5' 7" x l: 4' 3")

With a low flush WC and a wash hand basin with chrome mixer tap. There is also a ceiling light point and a double glazed window to the side elevation.

#### **LOUNGE**

w: 4.11m x l: 3.28m (w: 13' 6" x l: 10' 9")

A cosy yet spacious bay fronted lounge having a feature fireplace with inset electric fire and tasteful surround. There is also a radiator, ceiling light point and a double glazed window to the front elevation.

#### **OPEN PLAN DINING KITCHEN**

w: 5.82m x l: 4.17m (w: 19' 1" x l: 13' 8")

A generously proportioned, modern dining kitchen which has been opened by the current owners creating a magnificent open space for entertaining with wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Integrated oven, four ring gas hob with wall mounted extractor hood over. Space for a fridge/freezer, plumbing for a washing machine and dishwasher. There is also a radiator, ceiling lighting, tiled splashback, double glazed window and double glazed French doors opening to the rear of the property.

#### **FIRST FLOOR LANDING**

w: 2.82m x l: 2.31m (w: 9' 3" x l: 7' 7")

With a ceiling light point and a double glazed window to the side elevation.

#### **BEDROOM ONE**

w: 4.19m x l: 3.28m (w: 13' 9" x l: 10' 9")

A double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

#### **BEDROOM TWO**

w: 3.4m x l: 3.28m (w: 11' 2" x l: 10' 9")

A second double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

**BEDROOM THREE**

w: 2.49m x l: 2.31m (w: 8' 2" x l: 7' 7")

A third and final bedroom with a radiator, ceiling light point, double glazed window to the front elevation.

**OUTSIDE**

Externally, this property stands proudly in a slightly elevated position on a charming residential road with a pleasant selection of other traditional properties. There is a front driveway providing off road parking. To the rear of the property there is also an initial patio area, large garden which majority laid to lawn and hedged boundaries to both sides.

**VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

**TENURE**

The property is being sold as a freehold. With vacant possession on completion.

**MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

**FIXTURES & FITTINGS**

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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