



3



1



2



D

DavidJames
the estate agent

Ramsdale Road, Carlton, Nottingham, NG4 3JT

Guide Price £250,000

About This Property

No upward chain!

This traditional style semi-detached house in Carlton offers a comfortable and inviting living experience. Boasting three bedrooms, the property provides ample space for a family. As you step inside, the lounge, open plan to the hallway, welcomes you with its charming fireplace and durable LVT flooring. The dining kitchen is a highlight, featuring cream panelled units, an integrated oven and hob, LVT flooring, a convenient breakfast bar, and French doors that lead to the rear garden. A side lobby with a cupboard houses a washing machine and tumble dryer, along with a ground floor WC with a washbasin and Kardean flooring. Upstairs, a first-floor shower room/WC with a corner shower cubicle and electric shower offers convenience. Additional features include gas central heating, UPVC double glazing, and a driveway for off-road parking. The enclosed rear garden comprises patio and lawned areas, making it an ideal space for outdoor activities.



DavidJames
Estate Agent

- Traditional style semi detached house with no upward chain
- Three bedrooms
- Lounge (open plan to the hallway) with fireplace and LVT flooring
- Dining kitchen with cream panelled units, integrated oven and hob, LVT flooring, breakfast bar and French doors to the rear garden
- Side lobby with cupboard housing washing machine and tumble dryer, ground floor Wc with washbasin and Kardean flooring
- First floor shower room/Wc with corner shower cubicle and electric shower
- Gas central heating, UPVC double glazing
- Driveway provides off road parking
- Enclosed rear garden with patio and lawned areas
- Short walk to a supermarket and frequent bus routes



DavidJames





Floor 0



Floor 1



Approximate total area⁸

77.31 m²
832.19 ft²

Reduced headroom

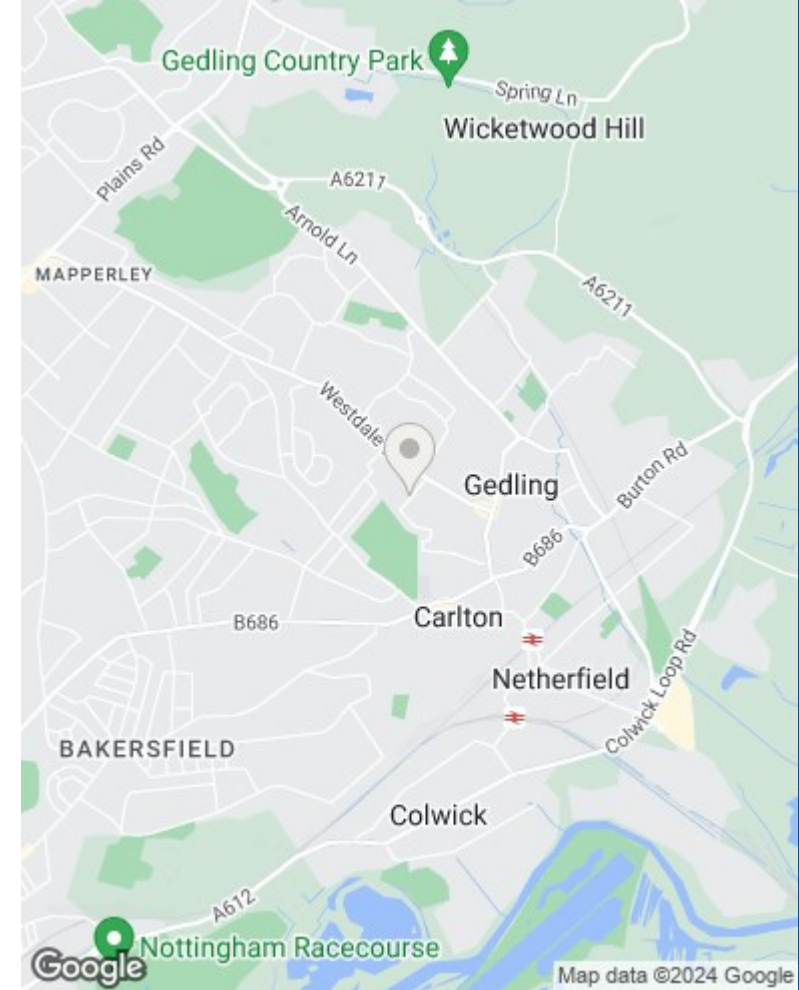
1.05 m²
11.33 ft²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents 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 company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: B
Gedling Borough Council
Freehold

DavidJames
the estate agent

David James Estate Agents
317 Carlton Hill, Nottingham, NG4 1GL
t: 0115 987 8957 e: carlton@david-james.com

