



**DavidJames**  
the estate agent

**Redland Grove, Carlton, Nottingham, NG4 3EU**

**Guide Price £250,000**



## About This Property

GUIDE PRICE £250,000 - £260,000 A well presented semi-detached house in walking distance of Gedling's amenities and bus routes. The property has a lounge, dining kitchen with appliances and a UPVC double glazed conservatory with French doors to the rear garden. There are two double bedrooms and a stylish shower room/Wc with dual vanity sink whilst outside, the property has a driveway providing off street parking and a low maintenance rear garden.



- Well presented, traditional style semi-detached house
- Two double bedrooms
- Entrance hall, lounge with bay window
- Dining kitchen with integrated appliances
- UPVC double glazed conservatory with French doors to the garden
- Stylish shower room/Wc with dual vanity sink
- Gas central heating, UPVC double glazing
- Driveway provides off road parking
- Low maintenance paved rear garden
- In walking distance of Gedling's amenities and bus routes











Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
76.29 m<sup>2</sup>  
821.19 ft<sup>2</sup>

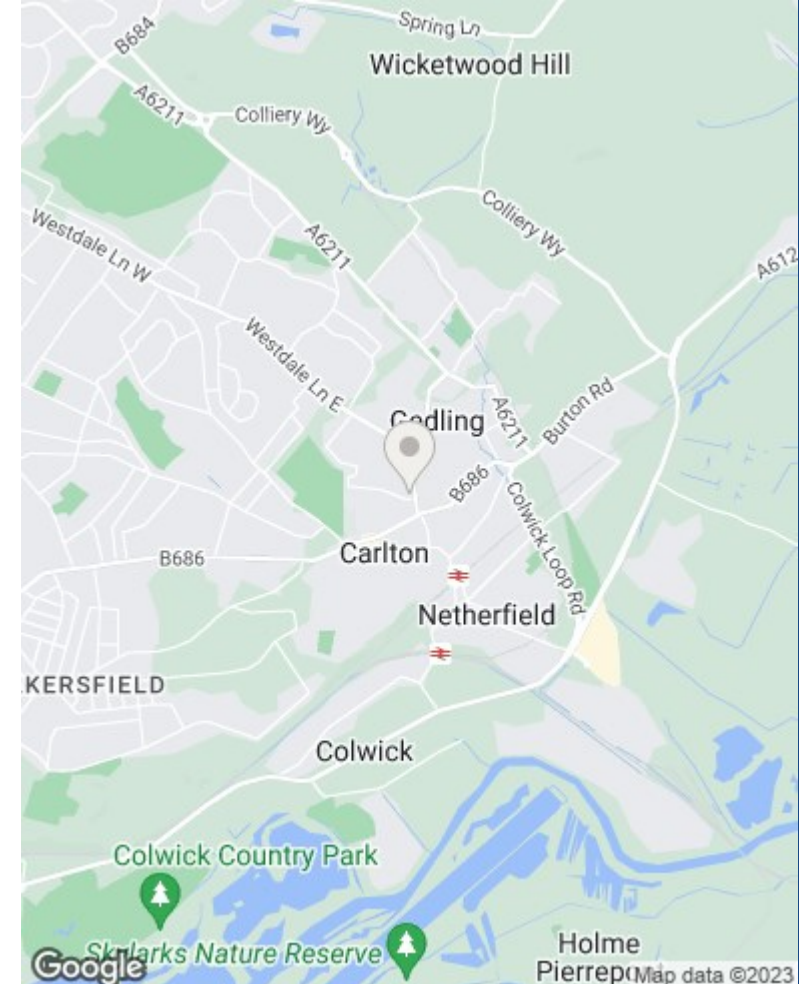
Reduced headroom  
0.82 m<sup>2</sup>  
8.85 ft<sup>2</sup>

(1) 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



**Council Tax Band: B**  
**Gedling Borough Council**  
**Freehold**

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