



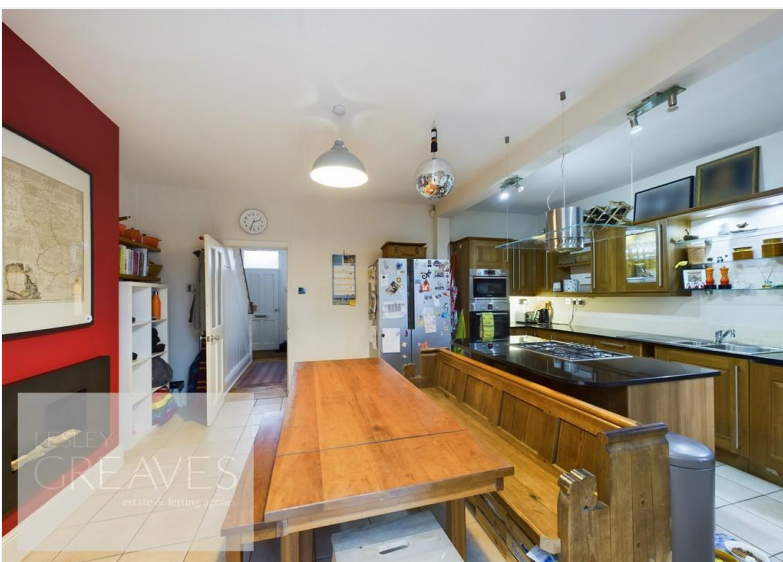
£270,000

Redland Avenue, Carlton, Nottingham NG4 3EW

EPC Rating D



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This period property features double glazed sash windows and high ceilings combined with a modern extended layout. In brief, there is an entrance hallway with wood flooring and an under-stair storage cupboard and a bay fronted living room with an open fireplace. The kitchen diner is fitted with a range of units with a granite work surface incorporating a one and half bowl sink unit and a five ring gas hob. There is an integrated fridge and washing machine, fitted oven, microwave and extractor and space for a large fridge freezer. The tiled floor with under floor heating continues to a garden room at the rear which has French doors onto the rear garden.

Off the galleried landing is the loft, accessible via a pull down ladder, doors to a family bathroom and three bedrooms, one single and two double both with feature cast iron fireplaces. The bathroom is fitted with a four piece suite comprising a double shower cubicle with a mains fed shower, tiled bath, concealed WC and wash hand basin.

To the rear is a paved patio area, lawn garden and gated access at the side.

Carlton is popular residential area is close to a wide range of amenities. It includes schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres.

- Freehold
- Council tax band B

ENTRANCE HALL 11' 10" x 5' 5" (3.61m x 1.65m)

LIVING ROOM 11' 10" x 11' 9" into recess, plus bay (3.61m x 3.58m)

KITCHEN/DINER 17' 7" x 13' 1" (5.36m x 3.99m)

SUN ROOM 10' 5" x 8' 7" (3.18m x 2.62m)

BEDROOM ONE 11' 10" x 10' 8" plus recess (3.61m x 3.25m)

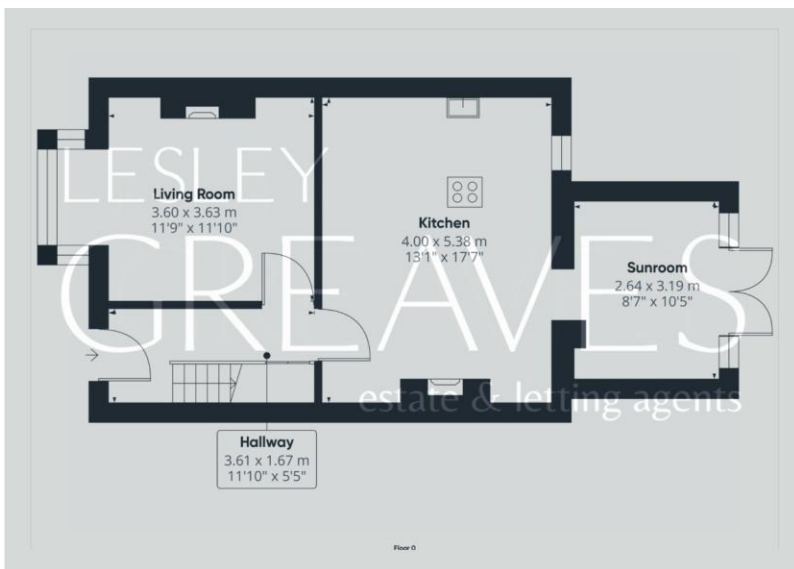
BEDROOM TWO 12' 9" x 8' 5" into recess (3.89m x 2.57m)

BEDROOM THREE / STUDY 7' 8" x 5' 4" (2.34m x 1.63m)

BATHROOM 9' 10" x 8' 7" (3m x 2.62m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

