



Guide Price £270,000 to £290,000

Ousebridge Drive, Carlton, Nottingham NG4 3BJ

EPC Rating D



Beautifully presented traditional semi detached family home, complete with garden office with attached shed area.

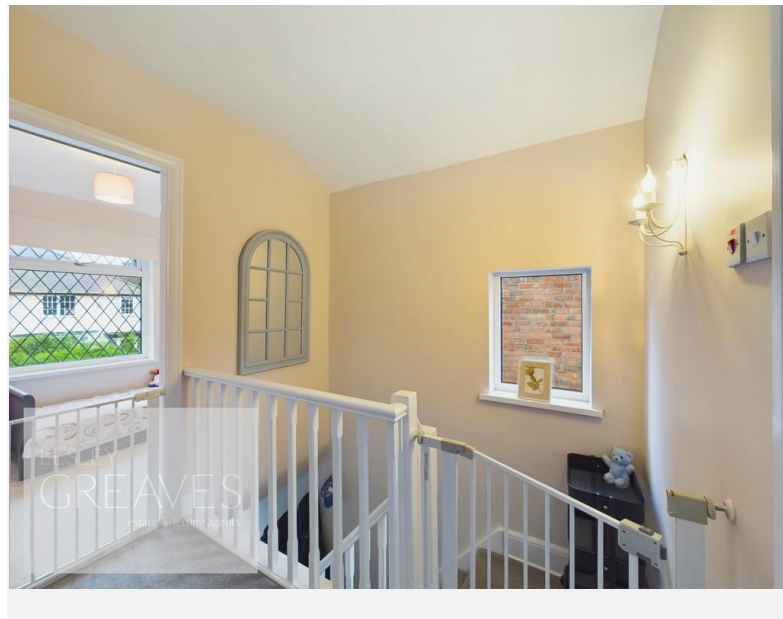
In brief, the accommodation comprises an entrance hallway with feature tiled flooring, shelving with lighting, under stair storage cupboard, stairs to the first floor and a door to the lounge diner . The lounge diner spans the depth of the house, featuring a gas fire suite and bay window to the living room end and sliding patio doors onto the garden at the rear as well as a door to the kitchen. The kitchen is fitted with a range of wall and base units, fitted breakfast bar and extractor. Integrated fridge freezer, integrated dishwasher and spaces for a cooker and for a washing machine.

There are three bedrooms to the first floor and a good size re-fitted bathroom with an electric shower over the bath. The loft is boarded and accessed via a built in pull down ladder.

There is an imprinted concrete driveway at the front, gated access at the side leading to mature gardens to the rear with borders and a paved patio area. The garden office is located at the end of the garden.

Carlton is a 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.

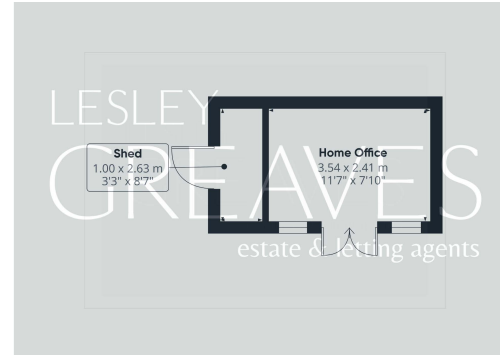
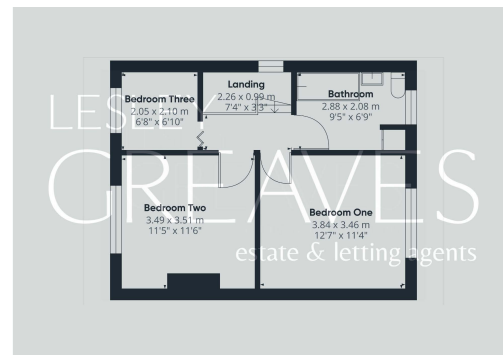
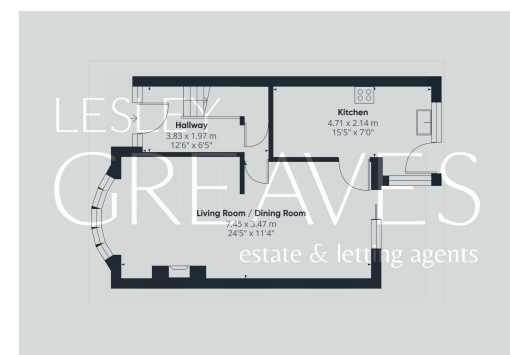
- Freehold
- Council tax band B



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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COUNCIL TAX BAND: B

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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.

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