



**£240,000 to £250,000**

GUIDE PRICE

RAMSDALE ROAD  
CARLTON

- SEMI-DETACHED
- RECENTLY MODERNISED
- DRIVEWAY CARPORT
- RE-WIRED
- THREE BEDROOMS
- ENCLOSED GARDEN
- NEW BOILER 2022



## Modernized Semi-Detached Home with Driveway and Carport Parking

RECENTLY MODERNISED, THIS SEMI-DETACHED HOUSE COMES COMPLETE WITH A DRIVEWAY, CARPORT, AND HAS BEEN FULLY REWIRED, MAKING IT MOVE-IN READY.

VIEWINGS ARE HIGHLY RECOMMENDED TO TRULY APPRECIATE THE SHOW HOME CONDITION OF THIS BEAUTIFUL FAMILY HOME.

THE PROPERTY FEATURES IMMACULATEDLY PRESENTED ACCOMMODATION, STARTING WITH A WELCOMING PORCH, PERFECT FOR STORING COATS AND SHOES.

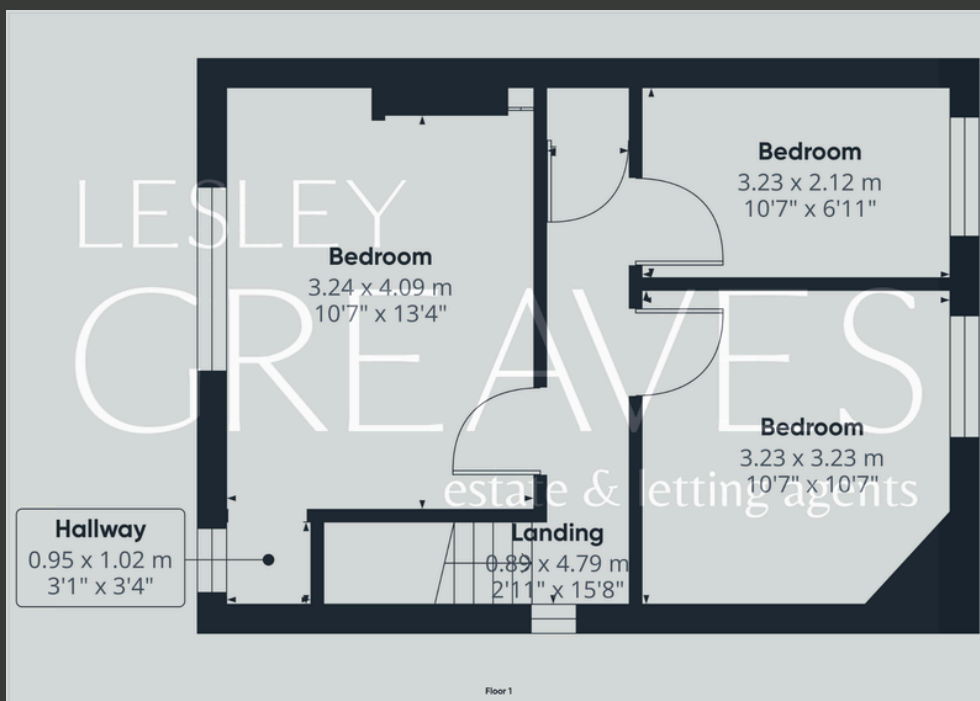
THE ENTRANCE LOBBY LEADS TO THE FIRST FLOOR AND OPENS INTO A BRIGHT AND INVITING LIVING ROOM. THE MODERN KITCHEN HAS BEEN RE-FITTED WITH SLEEK WHITE UNITS, INCLUDING A FITTED OVEN, CERAMIC HOB, AND STAINLESS STEEL EXTRACTOR HOOD. THE CONTEMPORARY SHOWER ROOM BOASTS A SPACIOUS WALK-IN SHOWER WITH A MAINS-FED SYSTEM, A LOW-LEVEL WC, AND A WASH HAND BASIN SET WITHIN A VANITY UNIT.

UPSTAIRS, YOU'LL FIND THREE GENEROUSLY SIZED BEDROOMS, EACH OFFERING AMPLE SPACE FOR RELAXATION.

EXTERNALLY, THE PROPERTY BENEFITS FROM A LOW-MAINTENANCE FRONT GARDEN AND A DRIVEWAY LEADING TO THE CARPORT AT THE SIDE. THE ENCLOSED REAR GARDEN IS A MIX OF LAWN AND PAVED PATIO AREAS, WITH THE DRIVEWAY EXTENDING TO THE BACK, PROVIDING ADDITIONAL SECURE PARKING. SITUATED IN CARLTON, A POPULAR RESIDENTIAL AREA, THIS HOME IS CLOSE TO A VARIETY OF AMENITIES, INCLUDING SCHOOLS, LOCAL SHOPS, SUPERMARKETS, PLAYING FIELDS, PUBLIC TRANSPORT LINKS, AND LEISURE CENTRES.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 84 SQ METERS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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