



8 Redland Grove, Carlton - NG4 3EU

Guide Price £280,000





8 Redland Grove

Carlton, Nottingham

NO CHAIN! Well-presented 2-bed semi-detached with a fantastic office outbuilding, modern kitchen, conservatory, lounge, parking and a low-maintenance garden in a convenient location close to amenities

Council Tax band: B

Tenure: Freehold

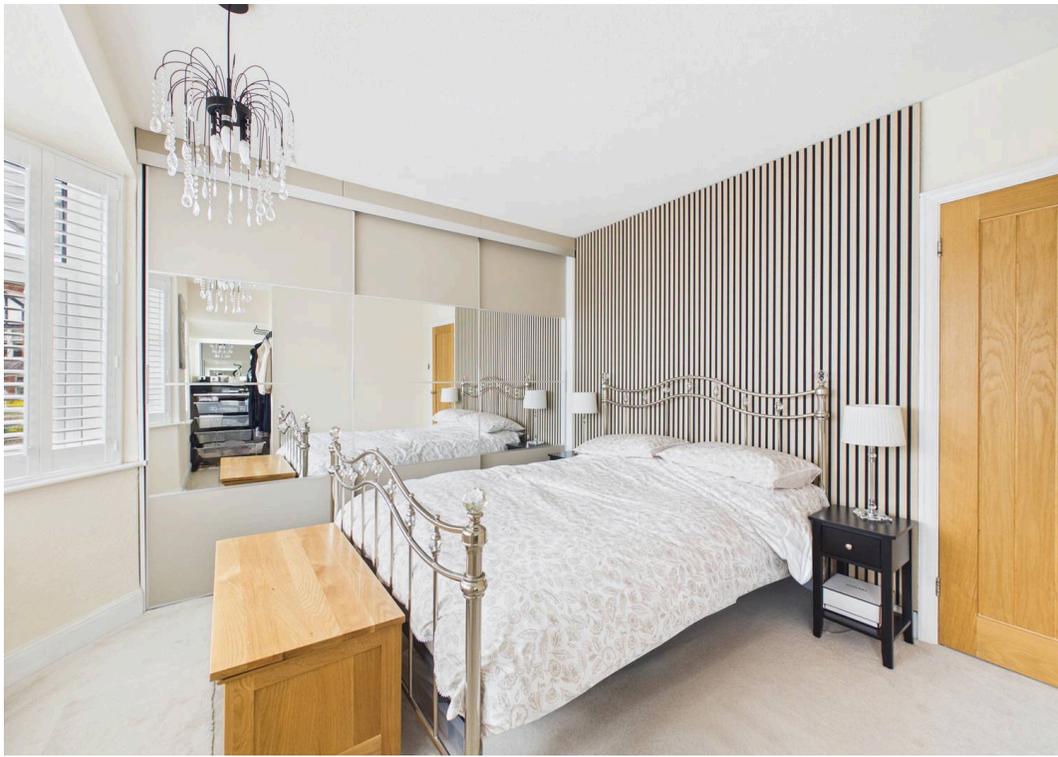
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented semi-detached home
- Offered to the market with no upward chain
- Within easy reach of both Gedling and Carlton's nearby amenities, green spaces and transport links
- Bright and inviting lounge with a feature remote electric fire and bay window with shutters
- Superb dining kitchen with modern fitted units and integrated appliances
- Versatile conservatory with a heat pump unit and French doors
- Two first floor double bedrooms (main bedroom with fitted sliding door wardrobes)
- Beautiful and fully-tiled contemporary shower room with twin sinks and underfloor heating
- Low-maintenance rear garden incorporating an insulated outbuilding (current office) with power, lighting, a WC and heat pump unit
- Driveway providing convenient off-street parking (with further parking space behind secure gates)









Hallway
1.14 x 0.98 m
3'8" x 3'2"

Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

91.1 m²
981 ft²

Reduced headroom

0.8 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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