





£165,000

Redland Grove
 Carlton
 Nottingham
 Nottinghamshire
 NG4 3EU

EPC Rating 'C'

Modern town house offered for sale with no upward chain! In brief the property spans two floors and an entrance lobby with under stair storage, lounge diner and kitchen breakfast room to the ground floor. To the first floor are two bedrooms and a bathroom. The property has a gas heating system with combination boiler and is uPVC double glazed throughout. To the front is a double parking space leading to the garage and to the rear is a lawned garden. This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

UPVC DOOR TO:-

ENTRANCE LOBBY

Radiator, laminate flooring, under-stair cupboard, stairs to the first floor and doors to the lounge diner and kitchen diner.

LOUNGE/DINER

5.57m x 3.16m (18'3 x 10'4)

uPVC double glazed bow window to the front, double radiator, coving to the ceiling and a TV aerial point.

KITCHEN/BREAKFAST ROOM

3.15m x 2.78m (10'3 x 9'1)

Modern fitted kitchen with work surface incorporating a stainless steel sink unit with mixer tap, spaces for free standing oven, fridge freezer and washing machine. Breakfast bar, radiator and uPVC double glazed window to the rear.

LANDING

uPVC double glazed window to the side, loft access, coving to the ceiling and an airing cupboard housing the combination boiler. Doors to the bedrooms and to the bathroom.

BEDROOM ONE

3.63m x 3.17m (11'9 x 10'4)

uPVC double glazed window to the front, coving to the ceiling and a radiator.

BATHROOM

White bathroom suite comprising of a bath with mains fed shower over, low level WC, pedestal wash hand basin, tiling to the floor, extractor and a radiator.

BEDROOM TWO

3.16m x 2.80m (10'4 x 9'2)

uPVC double glazed window to the rear and a radiator.

OUTSIDE

To the front is a double parking space leading to the garage. Steps lead to the side door and to the rear with gated access. To the rear is a decked patio area with a lawned garden and is enclosed by a fence.

GARAGE

18' 4" x 10' 5" (5.60m x 3.18m)

Up and over door, light and power and an outside tap.

Tenure: Freehold

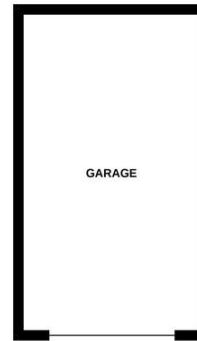
Council Tax Band B

Local Authority: Gedling Borough Council

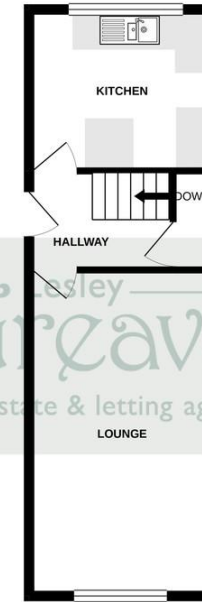
Property Directions:

From our Gedling office turn left onto Main Street, proceed over the traffic lights and take the third right hand turn onto Redland Grove. After some time, the property can be found on the right hand side identified by our For Sale board.

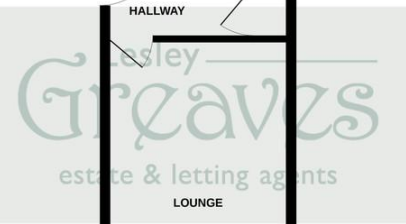
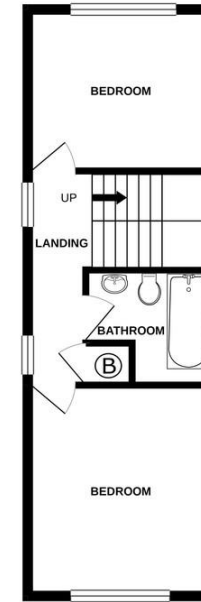
GROUND FLOOR
193 sq.ft. (17.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



2ND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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