

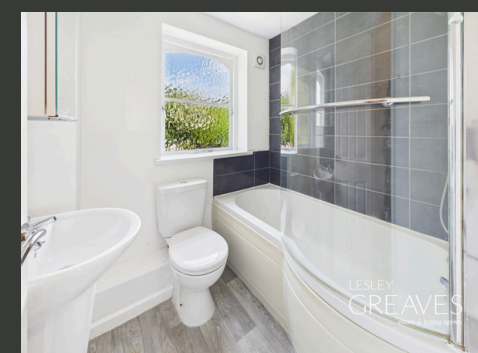


# £155,000

GUIDE PRICE

KESTREL CLOSE  
CARLTON

- MID TERRACED
- TWO BEDROOMS
- SPACIOUS KITCHEN
- BAY FRONTED LIVING ROOM
- GARAGE IN SEPERATE BLOCK
- NO UPWARD CHAIN
- EPC C



# Two-Bedroom Home with No Upward Chain in Quiet Cul-de-Sac

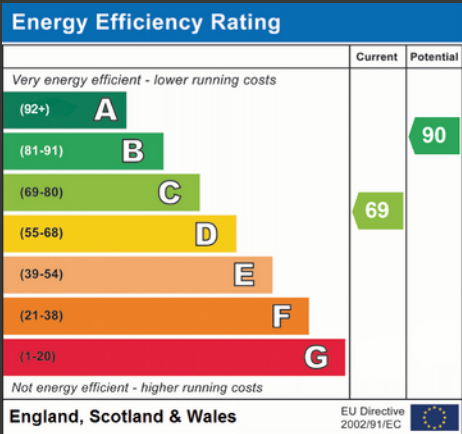
THIS TWO-BEDROOM MID-TERRACE HOME IS PERFECTLY SUITED FOR FIRST-TIME BUYERS OR INVESTORS. SET WITHIN A QUIET RESIDENTIAL CUL-DE-SAC AND IS BROUGHT TO THE MARKET WITH NO UPWARD CHAIN.

THE GROUND FLOOR FEATURES A BRIGHT AND SPACIOUS OPEN-PLAN LOUNGE THAT FLOWS SEAMLESSLY INTO A KITCHEN/DINER. THE KITCHEN IS FITTED WITH AN INTEGRATED OVEN AND HOB, WITH AMPLE SPACE FOR ADDITIONAL APPLIANCES, MAKING IT BOTH FUNCTIONAL AND FLEXIBLE FOR EVERYDAY LIVING. UPSTAIRS, THERE ARE TWO GENEROUS SIZED BEDROOMS AND A FAMILY BATHROOM.

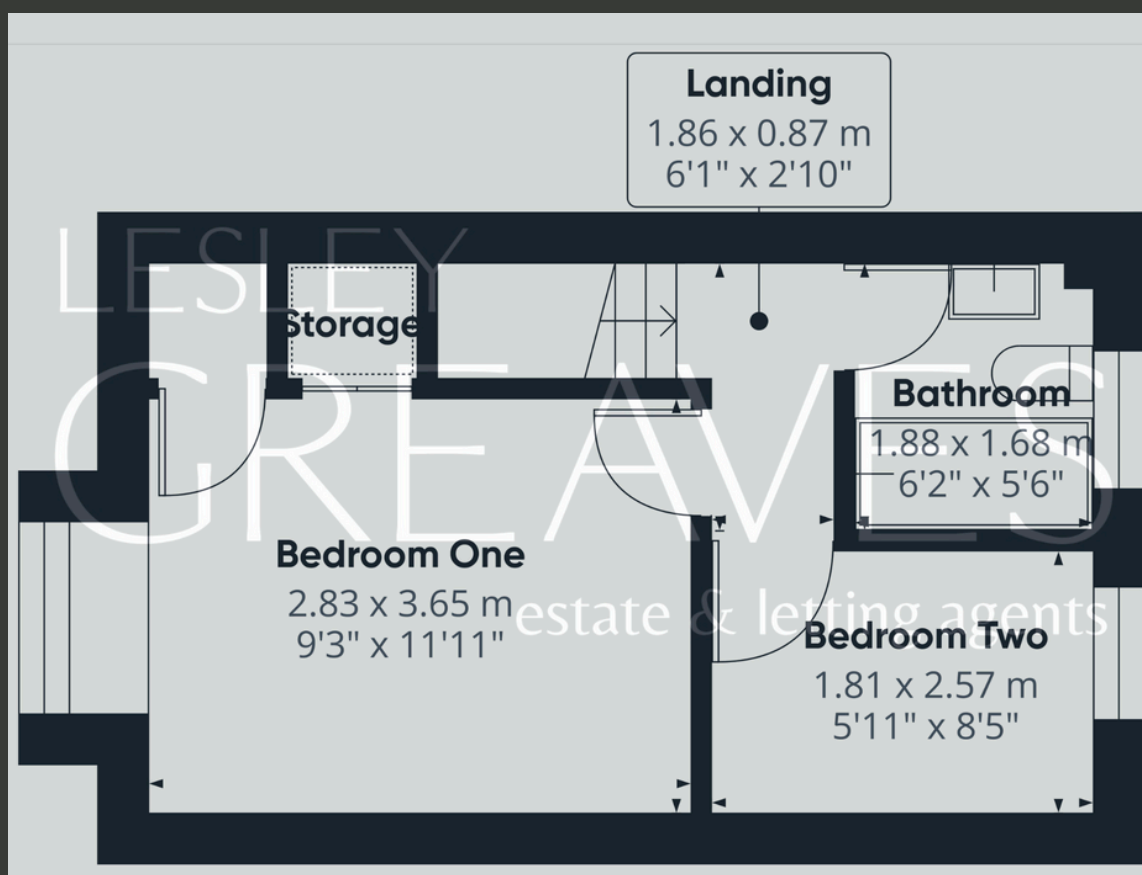
TO THE REAR, THE GARDEN FEATURES A MIX OF PAVED PATIO AND LAWN IDEAL FOR RELAXING OR ENTERTAINING WITH SECURE FENCED BOUNDARIES OFFERING PRIVACY. ADDITIONAL BENEFITS INCLUDE A GARAGE LOCATED IN A SEPARATE BLOCK, AS WELL AS COMMUNAL PARKING FOR BOTH RESIDENTS AND VISITORS.

THIS IS A FANTASTIC OPPORTUNITY TO ACQUIRE A WELL-POSITIONED HOME WITH STRONG INVESTMENT POTENTIAL AND CONVENIENT ACCESS TO LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 48 SQ METERS







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