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DavidJames
the estate agent

Redland Grove, Carlton, Nottingham, NG4 3EU

Guide Price £200,000

About This Property

GUIDE PRICE £200,000- £210,000. We are pleased to present this larger than average and pleasantly decorated townhouse which is offered to the market with no upward chain and presents a perfect opportunity for investors and first-time buyers eager to step onto the property ladder! Well-presented throughout and recently repainted, this superb home is available to purchase now!

Upon entering, you'll find the entrance hall which has internal access to the integral garage and a staircase leading to the first floor. The garage is equipped with power and lighting, providing additional utility and storage space, if required.

The spacious lounge, ideal for relaxing. Adjacent to the lounge is the well-appointed kitchen, complete with a variety of units and integrated appliances including an oven, hob and extractor with both the freestanding washing machine and fridge/freezer also included.

There are two generous double bedrooms, with the front bedroom offering excellent views over the local area and towards Nottingham City. The bathroom is fitted with a three-piece suite, featuring a mains over-bath shower and extractor fan.

Additional benefits of this property include UPVC double glazing and gas central heating, powered by an annually serviced Baxi boiler, located on the top floor.

Outside, the property features a generous established garden, mainly lawned with an initial patio seating area. The L-shaped garden is enclosed with timber fencing for privacy and has access to a side footpath, providing an alternative route for furniture deliveries and removals.

To the front, off-street parking leads to the integral garage and just a short walk way, you'll find frequent bus services to the City Centre for an easy commute, adding to the convenience of this delightful home!



- A larger than average (approx 980 sq feet) mid-townhouse offered to the market with no upward chain
- Well-presented throughout and recently repainted
- A short walk from frequent bus services to Nottingham City Centre
- Ideal for a first-time buyer looking to step on the property ladder
- Bright and spacious lounge
- Fitted kitchen with a variety of integrated and freestanding appliances with a door providing access to the patio and garden
- Two generous double bedrooms
- Bathroom with a three-piece white suite
- Off-street parking and an integral garage with power and lighting
- Sold with the benefit of no upward chain







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

90.99 m²
979.37 ft²

Reduced headroom

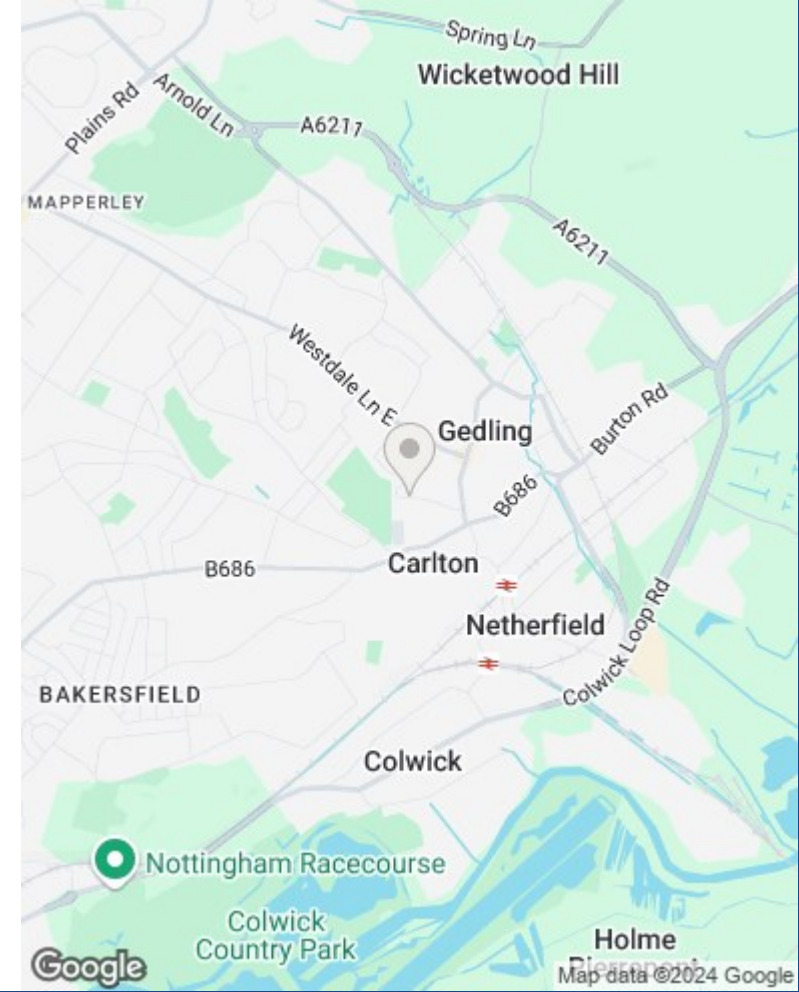
0.83 m²
8.95 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: B
Gedling Borough Council
Freehold

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