



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

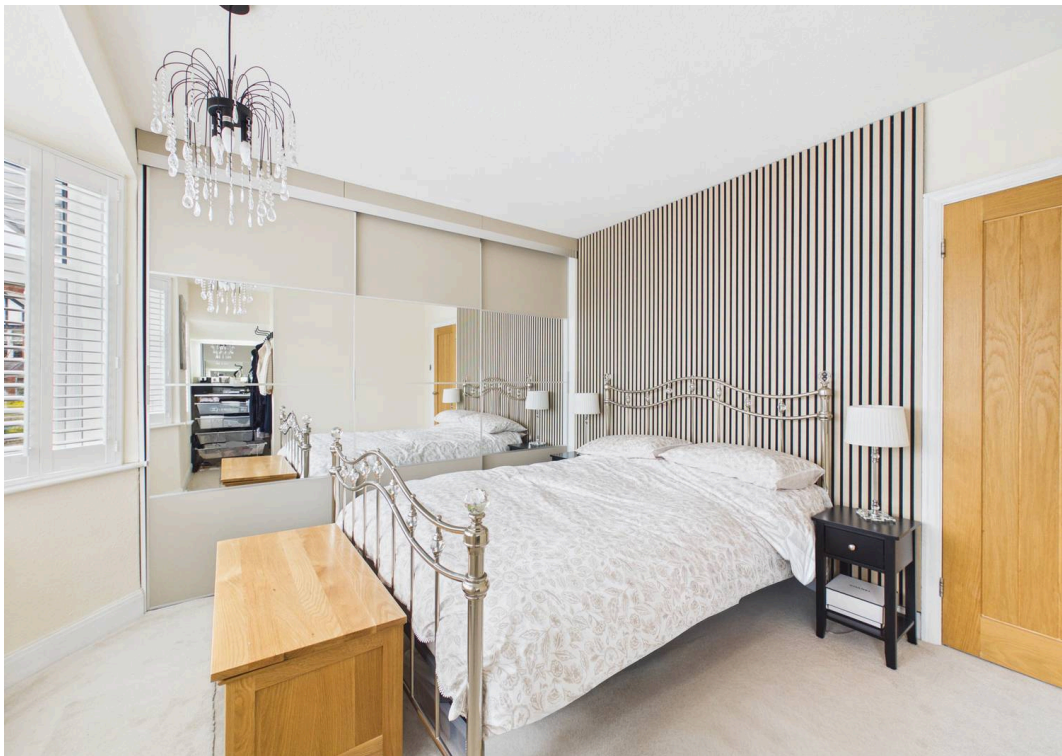
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented semi-detached home with useful outbuilding/office
- 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 with power, lighting, a WC and air-con unit
- Driveway providing convenient off-street parking





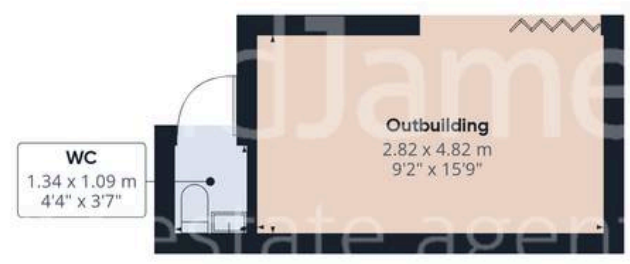




Floor 0 Building 1



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.



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.