



8 Redland Grove, Carlton – NG4 3EU

Guide Price £270,000

DavidJames
the estate agent



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

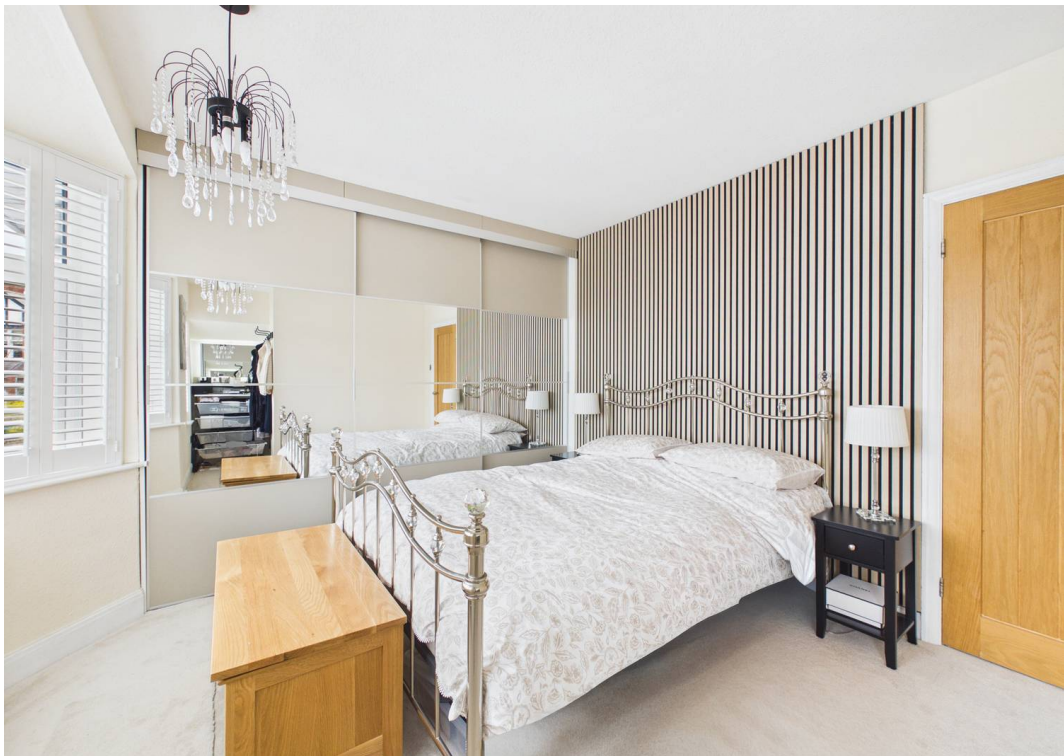
Tenure: Freehold

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.

GIRAFFE360



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.