

HoldenCopley

PREPARE TO BE MOVED

Glenlivet Gardens, Clifton, Nottingham NG11 8QB

£925 PCM

Glenlivet Gardens, Clifton, Nottingham NG11 8QB



WELL PRESENTED THROUGHOUT...

This well-presented three-bedroom mid-terrace house in Clifton offers spacious accommodation and ample in-built storage, making it ideal for families seeking immediate occupancy. Situated in the popular location of Clifton, it provides easy access to shops, schools, and transport links to the City Centre. The ground floor features an inviting entrance hall leading to a spacious open plan living/dining area adorned with a feature fireplace. A modern fitted kitchen, complete with a pantry and downstairs WC, adds convenience. Upstairs, three good-sized bedrooms await, all serviced by a three-piece bathroom suite. Outside, a front garden with a lawn and pathway leads to the accommodation, while the rear boasts a low-maintenance enclosed courtyard-style garden with fenced surround and gated access, perfect for enjoying Summer days.

AVAILABLE NOW!





- Mid Terrace House
- Three Bedrooms
- Modern Fitted Kitchen
- Open Plan Living/Diner
- Pantry & Downstairs WC
- Ample In-Built Storage
- Three Piece Bathroom Suite
- Front & Rear Gardens
- Popular Location
- 360 Virtual Tour





ACCOMMODATION

GROUND FLOOR

Hallway

15'5" × 5'8" (4.71 × 1.75)

The entrance hall has wood effect flooring and carpeted stairs, radiator, in-built storage cupboard and a single UPVC door providing access into the accommodation

WC

4'10" × 2'5" (1.49 × 0.76)

This area has wood effect flooring, washbasin with mixer taps, low level dual flush WC and a UPVC double glazed obscure window to the front elevation

Living Room

14'6" × 11'9" (4.43 × 3.60)

The living room has carpeted flooring, chimney breast with a feature fireplace, hearth, electric fire and mantelpiece, TV point, radiator and UPVC double glazed window to the front elevation

Dining Room

11'5" × 8'7" (3.48 × 2.64)

The dining room has wood effect flooring, radiator and UPVC double glazed window to the rear elevation

Kitchen

8'11" × 8'10" (2.72 × 2.71)

The kitchen has wood effect flooring, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, freestanding oven with electric hobs, stainless steel sink and a half with a drainer and mixer taps, space for a fridge/freezer and washing machine and a UPVC double glazed window to the rear elevation

Hallway

3'11" × 3'7" (1.20 × 1.11)

The hallway has wood effect flooring with a range of fitted shelves and provides access to the pantry

Pantry

4'1" × 3'1" (1.26 × 0.95)

The pantry has wood effect flooring

FIRST FLOOR

Landing

13'0" × 5'10" (3.97 × 1.80)

The landing has carpeted flooring, three in-built storage cupboards, loft hatch, smoke alarm and provides access to the first floor accommodation

Master Bedroom

13'0" × 11'8" (3.98 × 3.56)

The main bedroom has carpeted flooring, radiator and a UPVC double glazed window to the front elevation

Bedroom Two

12'7" × 11'8" (3.85 × 3.56)

The second bedroom has carpeted flooring, radiator, TV point and UPVC double glazed window to the rear elevation

Bedroom Three

7'11" × 6'9" (2.42 × 2.08)

The third bedroom has carpeted flooring, radiator and UPVC double glazed window to the front elevation

Bathroom

7'10" × 5'4" (2.40 × 1.65)

The bathroom has wood effect flooring, fully tiled walls, pedestal washbasin with taps, panelled bath with taps, low level dual flush WC, chrome towel rail and a UPVC double glazed obscure window to the rear elevation

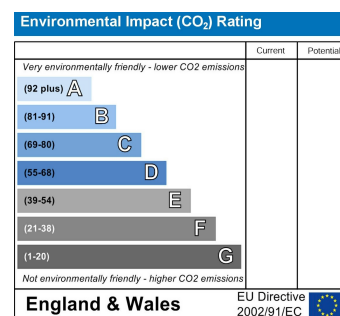
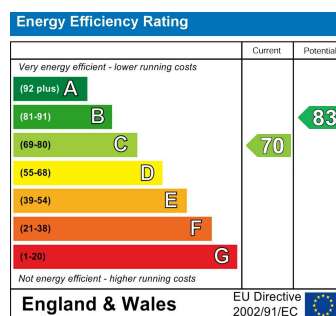
OUTSIDE

FRONT

To the front is an enclosed garden with a lawn, pathway leading to the accommodation and a fence surround with gated access

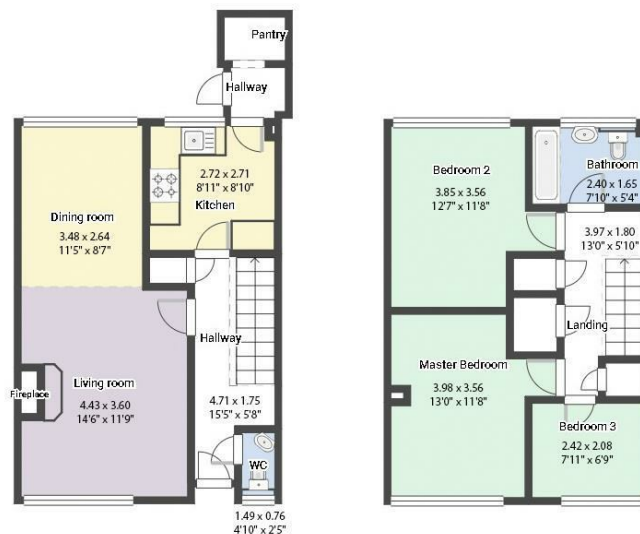
REAR

To the rear is an enclosed is a low maintenance garden with a paved seating area fence surround and gated access



Glenlivet Gardens, Clifton, Nottingham NG11 8QB

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.