



10 Inglewood Road | Clifton | Nottinghamshire | NG11 9LW



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This mid terraced home provides accommodation arranged over two floors which includes an entrance hall, a dual aspect living/dining room, kitchen and wc to the ground floor, with the first floor landing giving access to three bedrooms and the bathroom.

Benefiting from gas central heating, the property enjoys enclosed gardens to the rear, with a gated driveway at the front providing off road parking for up to two vehicles.

Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station, the property is within easy reach of Nottingham City Centre and a wealth of local facilities.

Offered to the market with no upward chain.

GUIDE PRICE £127,500



Directions

Inglewood Road can be located off Bournmoor Avenue and Whitegate Vale, from Green Lane, Clifton.

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

With glazed panels gives access to the:-

Entrance Hall

Ceiling light point, radiator, under stairs storage cupboard housing the meters.

Ground Floor WC

Low flush wc, window to the side elevation, radiator.

Kitchen

Fitted with a range of wall, drawer and base units, roll edge work surfaces, inset one and a half bowl sink unit with mixer tap, space and plumbing for a washing machine, built in New World double oven, four ring gas hob with an extractor hood over, space for a fridge/freezer.

Breakfast bar area, window to the rear elevation, vinyl floor covering, radiator, ceiling strip light, larder cupboard with shelving, door to the rear garden, door to the:-

Lounge/Dining Room

A dual aspect room with windows to the front and rear elevations, coving, two ceiling light points, radiator, gas fire set in a brick surround with a wooden mantle-piece.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Ceiling light point, loft access hatch, storage cupboard with shelving, doors to three bedrooms and the bathroom.

Bedroom Three

Window to the rear elevation, coving, radiator.

Bathroom

Fitted with a bath with an electric shower over, and a wash hand basin.

Window to the rear elevation, radiator, cupboard with shelving (also housing the hot water cylinder).

Bedroom Two

Window to the rear elevation, coving, radiator, ceiling light point, walk in cupboard with shelving and hanging rail (also housing the Worcester central heating boiler).

Bedroom One

Window to the front elevation, coving, radiator, ceiling light point, walk in wardrobe with hanging rail and shelving.

OUTSIDE

To the front of the property there is gated access to the driveway which provides off road parking for up to two vehicles. There is a walled boundary and access to the entrance door.

The rear garden is fully enclosed and includes a large lawn, gravelled bed, and patio seating area.

There is a pathway leading through the garden, hedges to the boundary, gated access and two storage sheds.

Disclaimer Notes

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor.

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Money Laundering

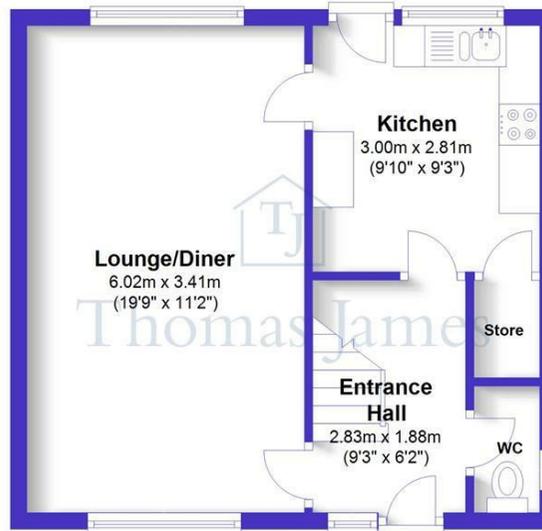
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		58	72
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		51	65
EU Directive 2002/91/EC			

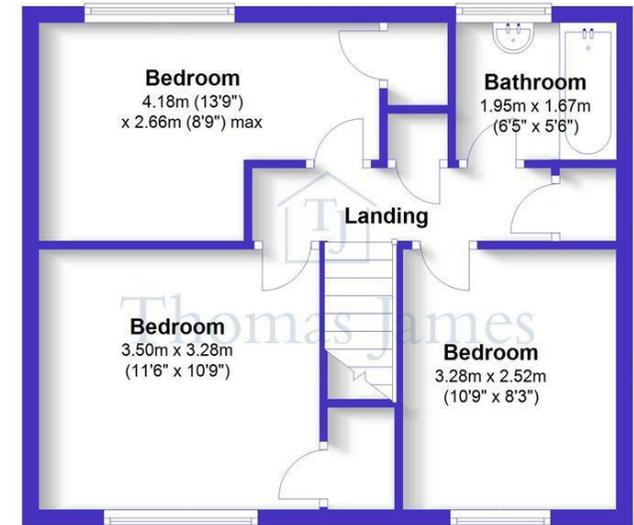
Ground Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



Total area: approx. 80.4 sq. metres (865.8 sq. feet)



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