



Smiths
your property experts

Breckswood Drive

Clifton, Nottingham

- No upward chain
- Outstanding fully renovated home in a quiet position
- Excellent purchase for a first-time buyer
- Three double bedrooms and a four-piece family bathroom
- Open-plan kitchen, living and dining area with French doors
- Gated driveway and lawned front and rear gardens
- Easy access to Nottingham City Centre

General Description

Smiths Property Experts are delighted to offer to this market this outstanding fully renovated home in Clifton, featuring three spacious double bedrooms.

The property is situated on a quiet road, with a lovely green space in front. Clifton is conveniently located for easy access to Nottingham City centre, and benefits from excellent transport links, including a nearby tram stop. Attenborough Nature Reserve and Rushcliffe Country Park are also within easy reach.

The property is offered to the market with no upward chain and would make an excellent purchase for a first-time buyer.





The Property

The property has recently undergone a complete renovation and is being presented in a 'move-in' condition for the eventual purchaser. The property offers uPVC double glazing and brand new gas central heating. The accommodation is spread over two floors and covers an area of 810 square feet.

The living space comprises an entrance hall, a downstairs WC, a lovely open-plan living space with a fully fitted high specification kitchen, a dining area with direct access to the garden, and a sitting room area. Upstairs, there are three double bedrooms and a beautiful four-piece family bathroom with a free-standing bath and a double-sized walk-in shower.

The Outside

The property sits behind a gated driveway with lawned front gardens and a pathway to the front door. There is access to the rear to the left-hand side of the property. The gardens are smart and private with a central lawn and two useful brick-built outbuilding stores.



Property Information

EPC Rating: B.

Tenure: Freehold. Council Tax Band: A.

Local Authority: Nottingham City Council.

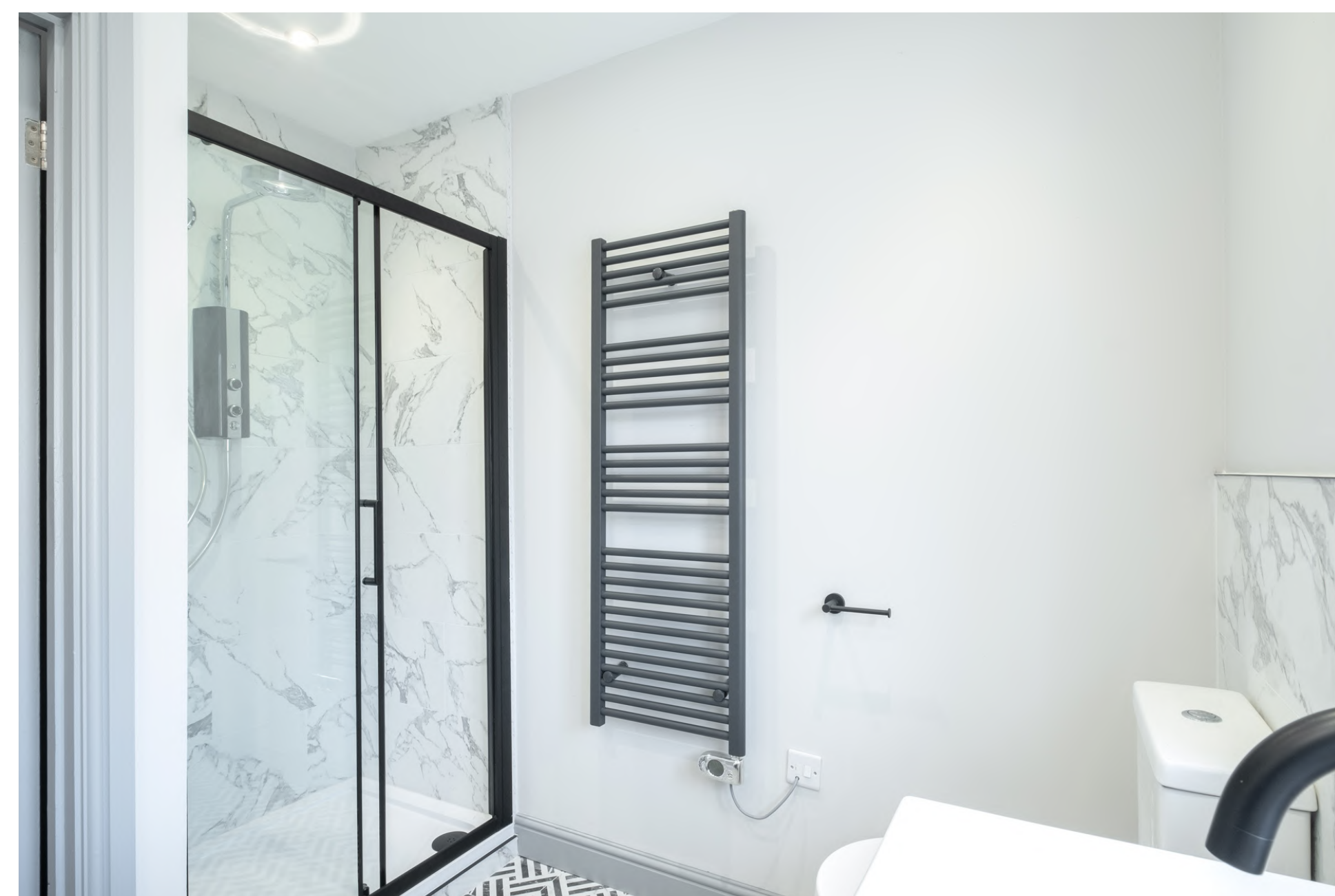


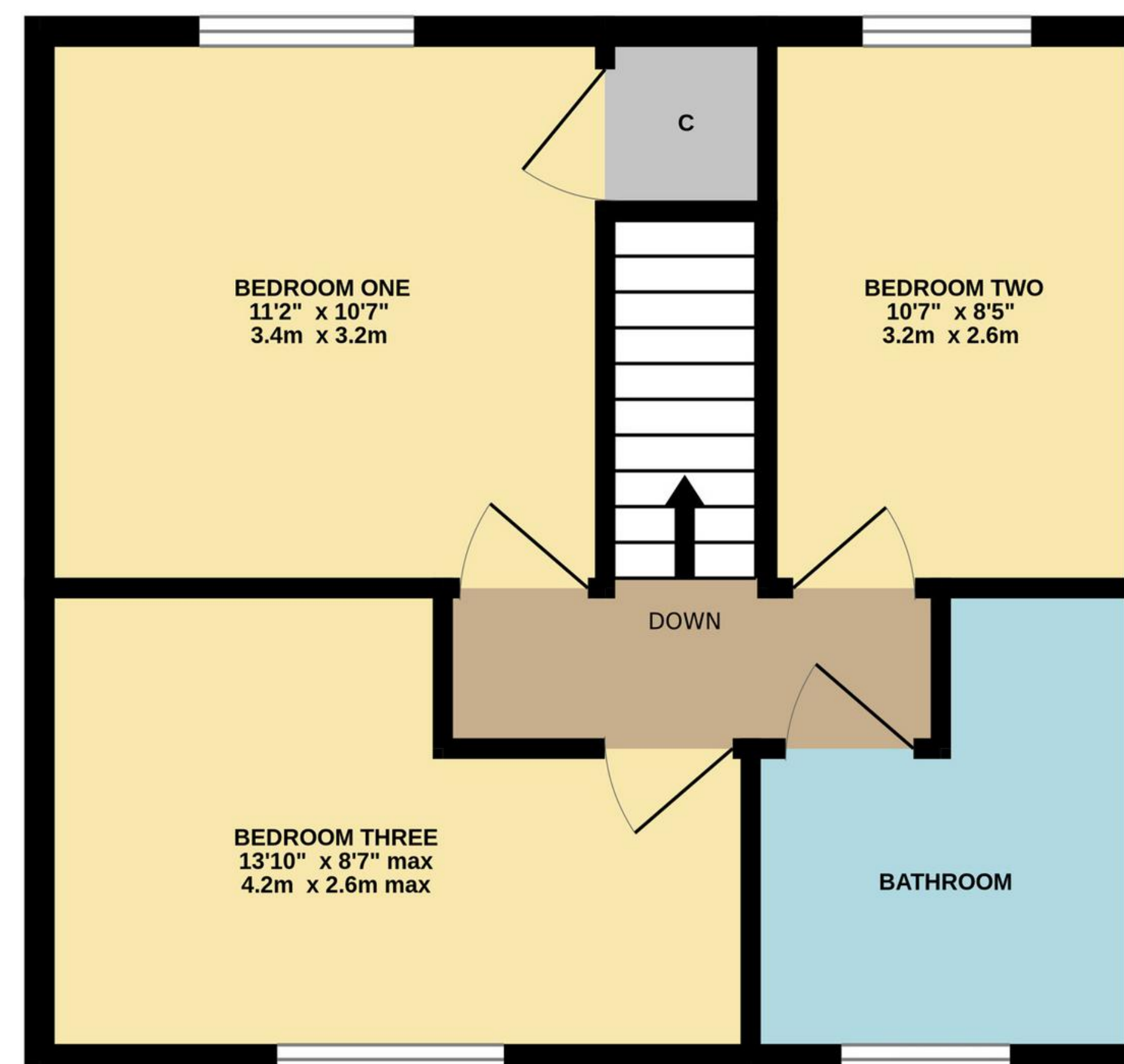
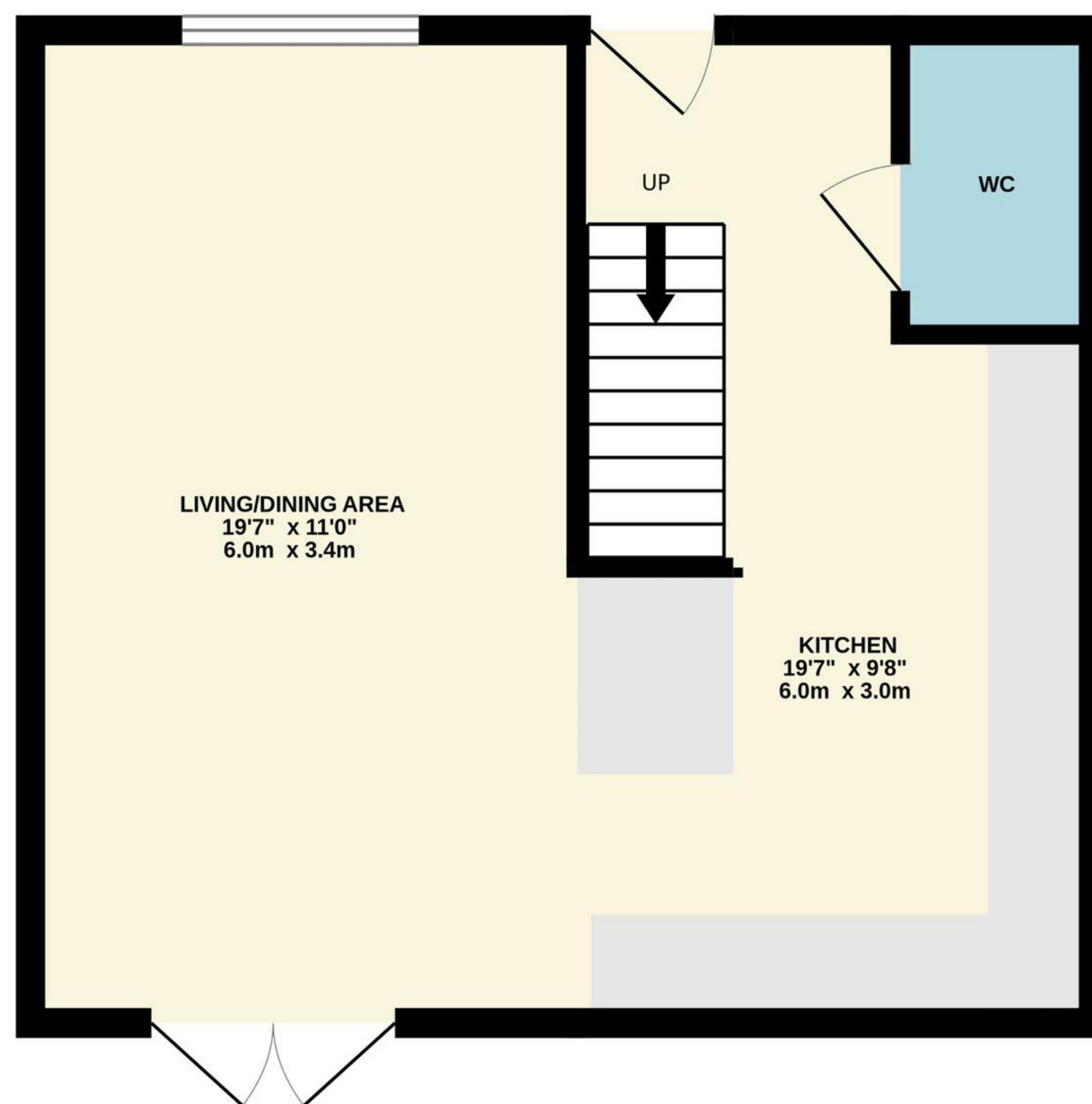
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Some internal images contain virtual staging. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 839 sq.ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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