



9 Peacock Crescent,  
Clifton, NG11 8EP



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This semi detached home provides accommodation arranged over two floors including; an entrance hall, a lounge/dining room, a second reception room overlooking the rear garden, a kitchen, a lobby, and a shower room on the ground floor, with the first floor landing giving access to three bedrooms, and the bathroom.

Benefiting from gas central heating, and double glazing, the property has an enclosed garden to the rear, a further garden to the front, and a driveway providing off road parking.

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, including shops, doctors, dentist and a leisure centre.

Offered to the market with no upward chain. Viewing is recommended.

**Offers Over £220,000**







## ACCOMMODATION

The UPVC entrance door at the front of the property opens to the entrance hall. From here, stairs rise to the first floor, and there are doors opening to the lounge/dining room, the ground floor shower room, and the lobby. The lobby has a door leading out to the side, a fitted work surface, an understairs storage cupboard, and a door into the kitchen.

Fitted with a range of wall and base units with work surfaces over, the kitchen has a stainless steel sink and drainer unit, space and plumbing for a washing machine, and space for an electric cooker. There is a window to the rear, a storage cupboard, and a door opening to the lounge/dining room.

The lounge/dining room has a window to the front, a feature fireplace, and glazed double doors opening to a further reception room, which overlooks the rear garden, and has a door opening out.

The ground floor accommodation is completed by the shower room, which is fitted with a tiled shower area, a wc, and a wash hand basin.

On reaching the first floor, the landing has an airing cupboard, and doors opening to three bedrooms (two with a built in storage cupboards), and the bathroom, which is fitted with a bath, and a wash hand basin.

## OUTSIDE

At the front of the property there is gated access to the driveway, which provides off road parking. There is a lawned garden adjacent, access to the entrance door, and a pathway leading to the side and rear.

The rear garden includes a patio seating area and a lawned area. Timber fence enclosed, the garden houses a timber storage shed.

## Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2024/2025 £1,686.46.

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

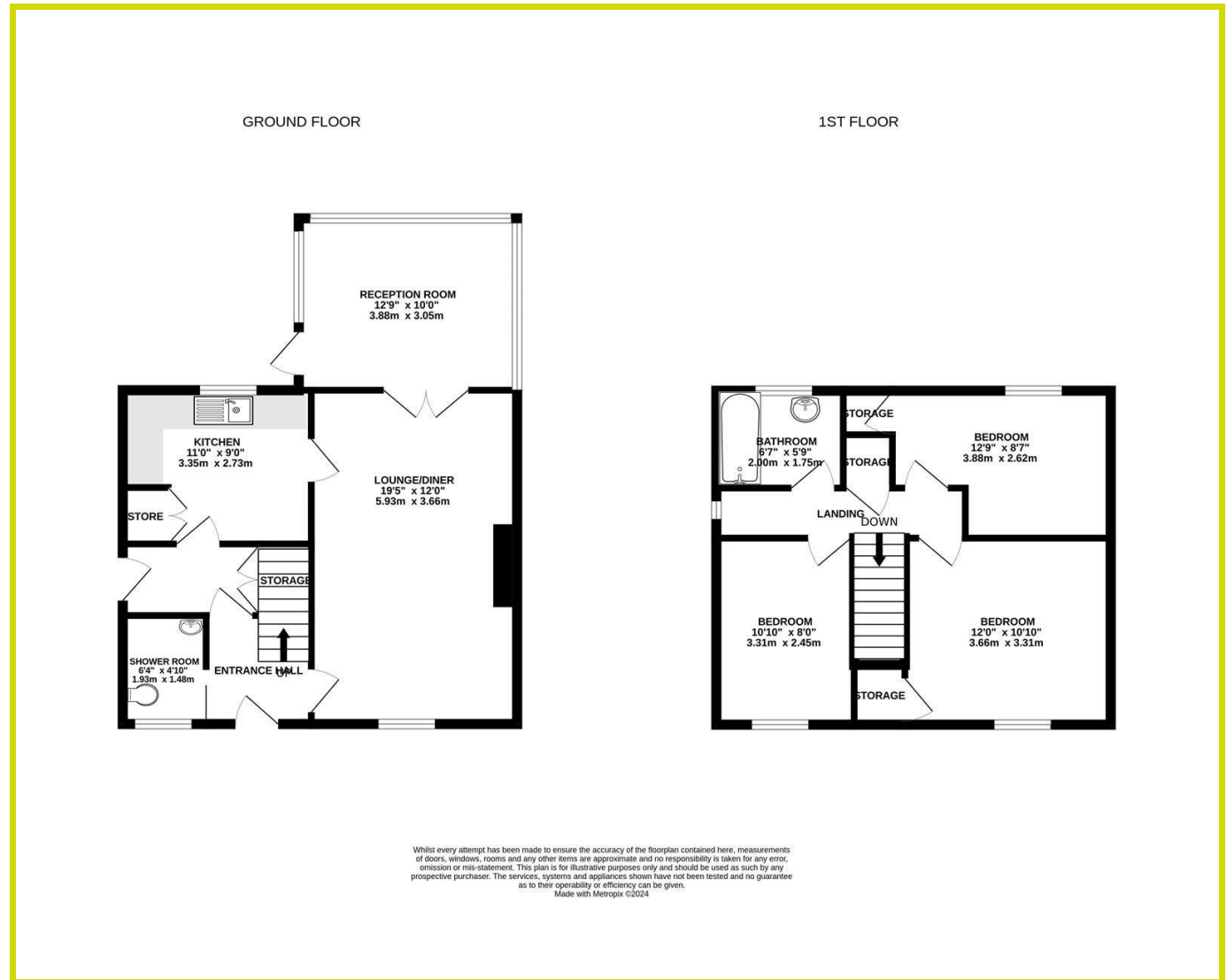
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## MONEY LAUNDERING

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	71
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	83
England & Wales	



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**TJ**  
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