



31 Pieris Drive,  
Barton Green, Clifton, NG11 8SR

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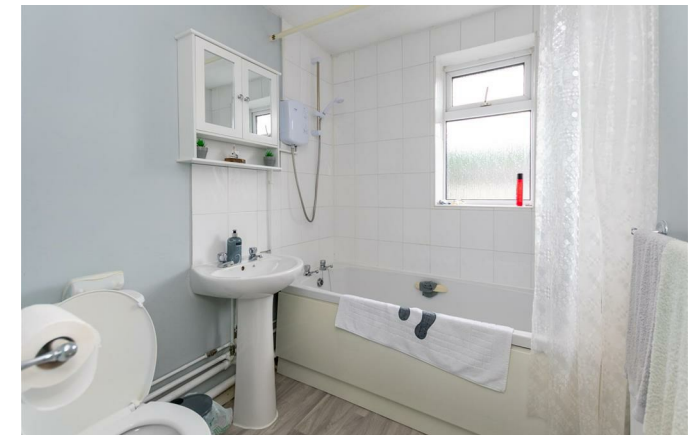
Offered to the market with no upward chain, this mid terraced home will make an ideal first time or investment purchase.

The property provides accommodation arranged over two floors including; an entrance hall, a lounge, and a kitchen on the ground floor, with the first floor landing giving access to two bedrooms, and the family bathroom.

Benefiting from gas central heating and part UPVC double glazing (first floor only), the property has an enclosed garden to the rear, and a further garden to the front. The rear garden also houses a garage.

Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station, popular Universities, the property is within easy reach of Nottingham City Centre and a wealth of local facilities, including shops, doctors, dentist and a leisure centre.

**Guide Price £180,000**





## ACCOMMODATION

The canopied entrance door opens to the entrance hall. From here, the stairs rise to the first floor, and there is a door into the lounge.

The lounge has a bay window to the front, and sliding doors opening into the kitchen.

Fitted with wall and base units, tiled splash backs and roll edge work surfaces, the kitchen has a porcelain sink with a drainer and a mixer tap over, space and plumbing for a washing machine, plus an integrated oven and hob. The wall mounted Baxi combination boiler is housed here, there is an extractor fan, a window to the rear, and a door opening to the garden.

On reaching the first floor, the landing has a storage cupboard, a loft access hatch, and gives access to two bedrooms (one with mirrored sliding door wardrobes) and the family bathroom, which is fitted with a panelled bath with an electric shower over, a pedestal wash hand basin, and a low flush wc.

## OUTSIDE

At the front of the property the garden is laid mainly to lawn. A pathway leads to the canopied entrance door.

The rear garden includes a patio seating area, a lawned area, and mature plants and shrubs.

A GARAGE (of concrete construction with timber doors opening to the rear, and a pedestrian door to the garden) is situated in the rear garden.

## Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2024/2025 £1,686.46.

## Referral Arrangement Note

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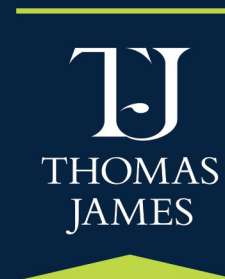
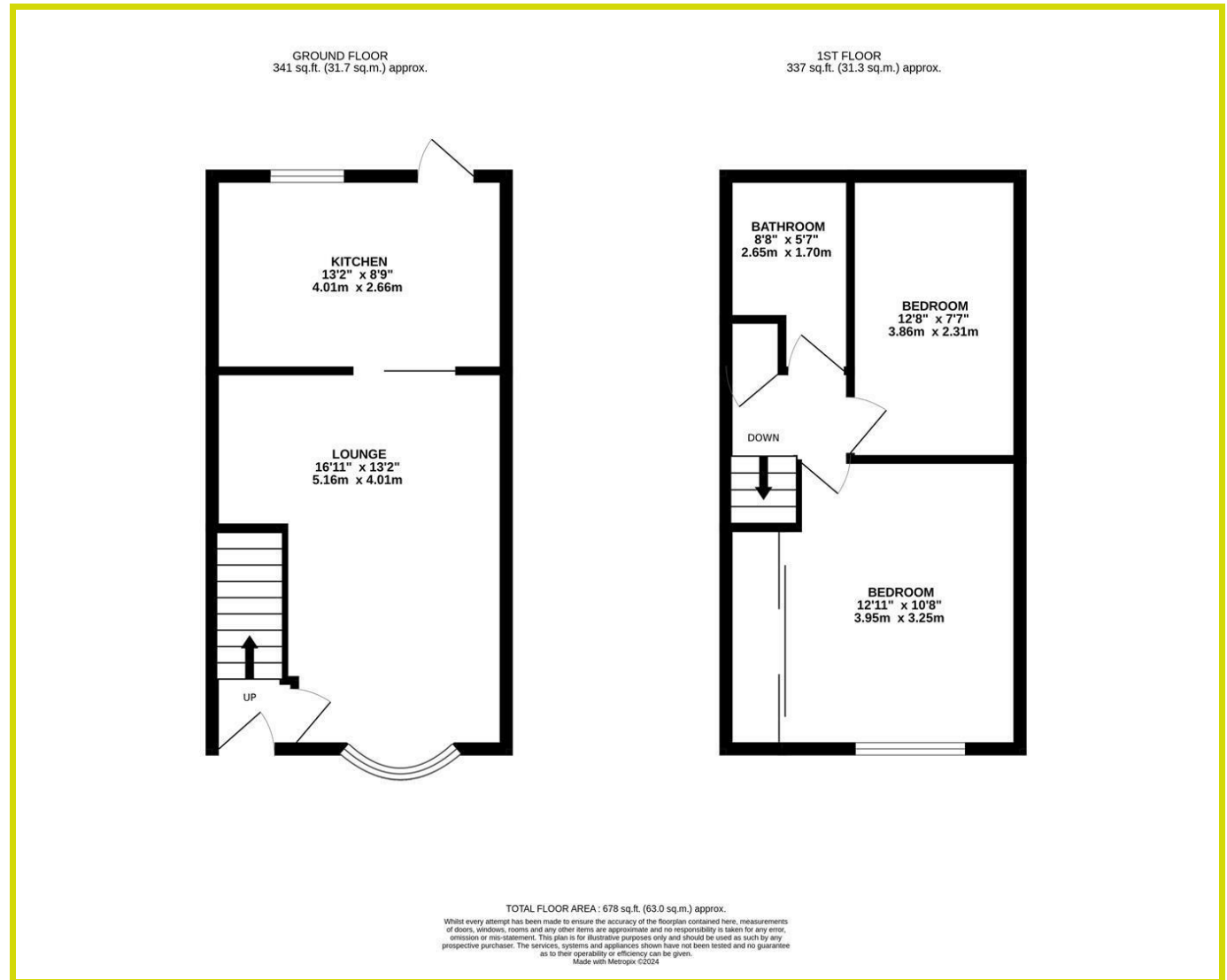
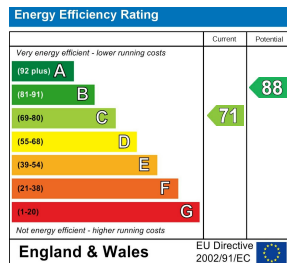


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