



46 Brooksby Lane,  
Clifton, NG11 8HL

TJ  
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JAMES

# 46 Brooksby Lane, Clifton, NG11 8HL

This concrete built mid terraced home has been recently renovated and provides accommodation including; an entrance hall, a lounge, and a kitchen with open access to the dining area on the ground floor, with the first floor landing giving access to three bedrooms, and the fitted bathroom.

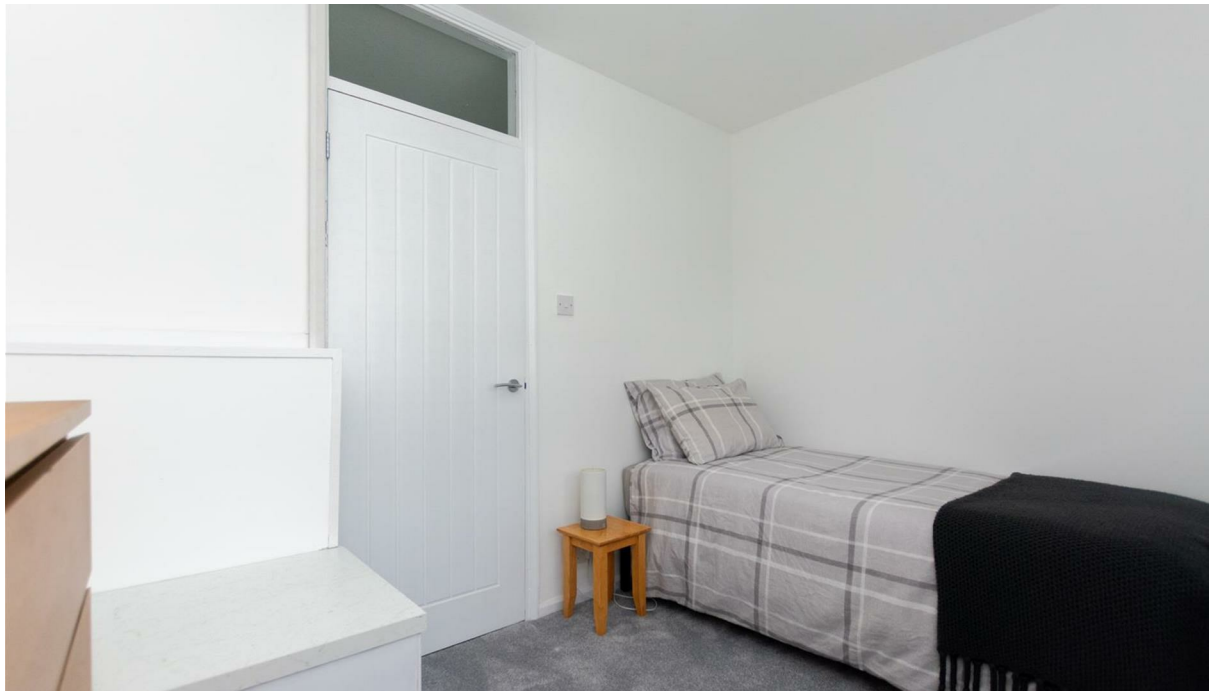
Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear (complete with a store/utility, and an additional store), plus off road parking for up to two vehicles at the front.

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.

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

**£215,000**





## ACCOMMODATION

The UPVC entrance door opens to the entrance hall, From here, the stairs rise to the first floor, there is an under stairs storage cupboard, a radiator, and doors into both the lounge and the kitchen.

The lounge has a window to the front, a radiator, a ceiling light point, and an electric fire.

Fitted with wall and base units, the kitchen has a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space for a tall fridge/freezer, plus a built in oven, with a four ring gas hob and an extractor hood over. There are two windows to the rear, ceiling light points, open access to the dining area, and a door opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, a cupboard housing the central heating boiler, a ceiling light point, and doors into all three bedrooms, and the family bathroom.

The family bathroom overlooks the rear, and is fitted with a panelled bath with a shower and glazed screen over, a pedestal wash hand basin, and a low flush wc.

Bedroom one overlooks the rear, has a ceiling light point, and a radiator. Bedroom two overlooks the front, has a wardrobe space, a ceiling light point, and a radiator. Bedroom three overlooks the rear, and has a ceiling light point, and a radiator.

## OUTSIDE

At the front of the property, the driveway provides off road parking for up to two vehicles. A pathway leads to the entrance door.

Fully enclosed by timber screen fencing, the rear garden is laid mainly to lawn, with a decked seating area, and an additional seating area. There is a brick built storage/utility shed (with a UPVC door to the front, base units, a roll edge work surface, shelving, and space and plumbing for a washing machine), and a further store with a timber door.

## Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2024/2025 £1,686.46.

## Referral Arrangement Note

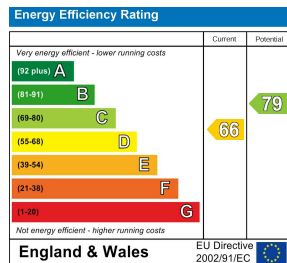
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## DISCLAIMER NOTES

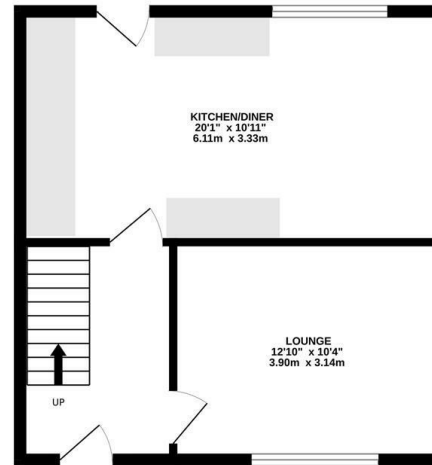
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## MONEY LAUNDERING

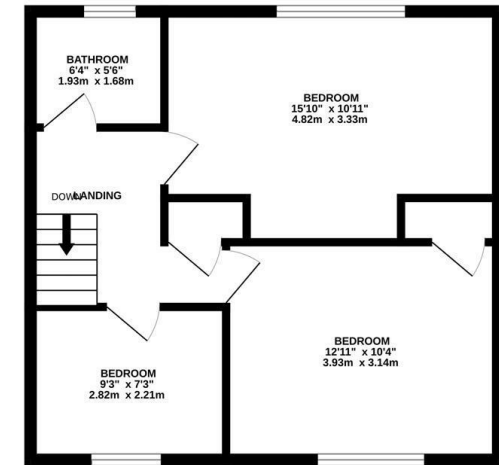
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GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.3 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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