



12 Mimosa Close,
Nottingham, NG11 8SP

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GUIDE PRICE: £200,000 - £215,000

This semi detached home provides accommodation arranged over two floors including: an entrance hall, a living room, a dining kitchen, and a wc on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the family bathroom.

Benefiting from gas central heating and double glazing, the property occupies a good size plot, with gardens to the rear, and a driveway providing off road parking for a number of 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, the property is need of modernisation throughout. An ideal first time or investment purchase!

Guide Price £200,000





ACCOMMODATION

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

The living room has a double glazed window to the front, a radiator, a fireplace, a door into the ground floor wc, and an open archway to the dining kitchen.

The ground floor wc is fitted with a low flush wc. There is also an understairs cupboard here.

Fitted with wall, drawer and base units, the dining kitchen has a built in oven. There is a double glazed window to the rear, a radiator, and double glazed French doors opening to the garden.

On reaching the first floor, the landing has doors into two double bedrooms, a single bedroom, and the family bathroom.

The main bedroom has a double glazed window to the rear, and a radiator. Bedroom two has a double glazed window to the front, a radiator, and a loft access hatch. Bedroom three has a double glazed window to the front, and a radiator.

The family bathroom is fitted with a three piece suite comprising a panelled bath, a wash hand basin, and a low flush wc. There is a double glazed window to the rear, tiling to the walls, and a radiator.



OUTSIDE

To the front of the property the paved driveway provides off parking for a number of vehicles. There is a lawned garden adjacent, access to the entrance door, and gated pedestrian access to the rear garden.

The rear garden is laid mainly to lawn, with mature shrubs and established trees. Timber screen fence enclosed, the garden houses a timber shed. There is also pedestrian access to a large timber construction with timber double doors to the front, and light connected (offering scope for development).

Council Tax Band

Council Tax Band B. Nottingham City Council.

Amount Payable 2024/2025 £1,967.54.

Referral Arrangement Note

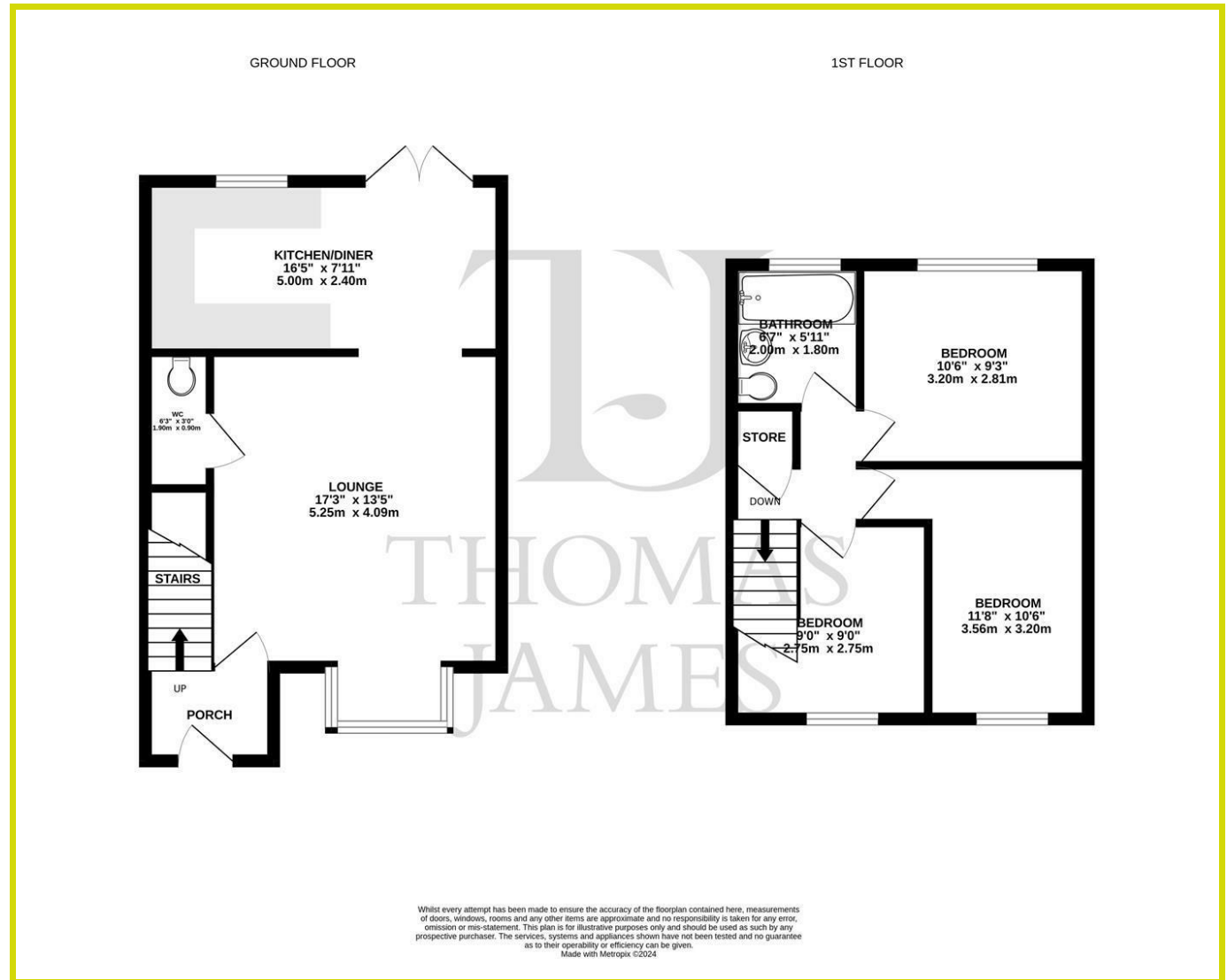
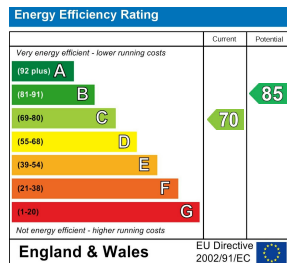
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