



137 Bridgnorth Drive,
Clifton, NG11 8DP

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This brick built end terraced home provides well presented accommodation arranged over two floors including; an entrance hall, an open plan dining kitchen and living room, plus a conservatory with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms and the family bathroom.

Benefiting from gas central heating and double glazing, the property has a low maintenance enclosed garden to the rear, and a gated driveway at the front providing off road parking for a number of vehicles.

The property is ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station. Nottingham City Centre and a wealth of local facilities are easily accessible via local transport links, including the tram network.

Viewing is essential.

Guide Price £225,000





ACCOMMODATION

The opaque UPVC entrance door opens to the entrance hall. From here, the stairs rise to the first floor, there is a radiator, a meter cupboard, laminate flooring, and doors into the living room and the kitchen.

Fitted with a range of matching wall, drawer and base units, with tiled splash backs and roll edge work surfaces over, the kitchen has an inset one and a half bowl sink and drainer sink unit with a mixer tap over, space for an American style fridge/freezer, plus a built-in electric oven with a four ring induction hob and extractor fan over. There is a breakfast bar, an understairs storage cupboard, two double glazed windows to the side, a double glazed window to rear, laminate flooring, and open access to the living room.

The living room has an inset stone effect electric fire, two radiators, laminate flooring, a double glazed window to the front, and double glazed French doors with matching side panels, leading into the conservatory.

Of brick and UPVC construction, the conservatory has space and plumbing for a washing machine and tumble dryer, tiled flooring, and double glazed French doors leading out to the rear garden.

On reaching the first floor, the landing has a loft access hatch, an airing cupboard housing the gas boiler, and doors into the family bathroom, and all three bedrooms.

Bedrooms one and three overlook the front, and each has a built in wardrobe. Bedroom two overlooks the rear.

Completing the accommodation, the family bathroom is fitted with a three piece suite in white comprising; a low flush wc, pedestal wash hand basin, and a panelled bath with shower over. There is tiling to the splash backs and flooring, two opaque double glazed windows to the rear, and a radiator.

OUTSIDE

At the front of the property, the gated driveway provides off road parking for a number of vehicles, and gives access to the entrance door.

The landscaped garden to the rear of the property includes a decked seating area, an artificial lawn, and gravelled planted borders. There is access to the timber shed which extends to the front of the property, providing useful storage.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2022/2023 £1,686.46.

Referral Arrangement Note

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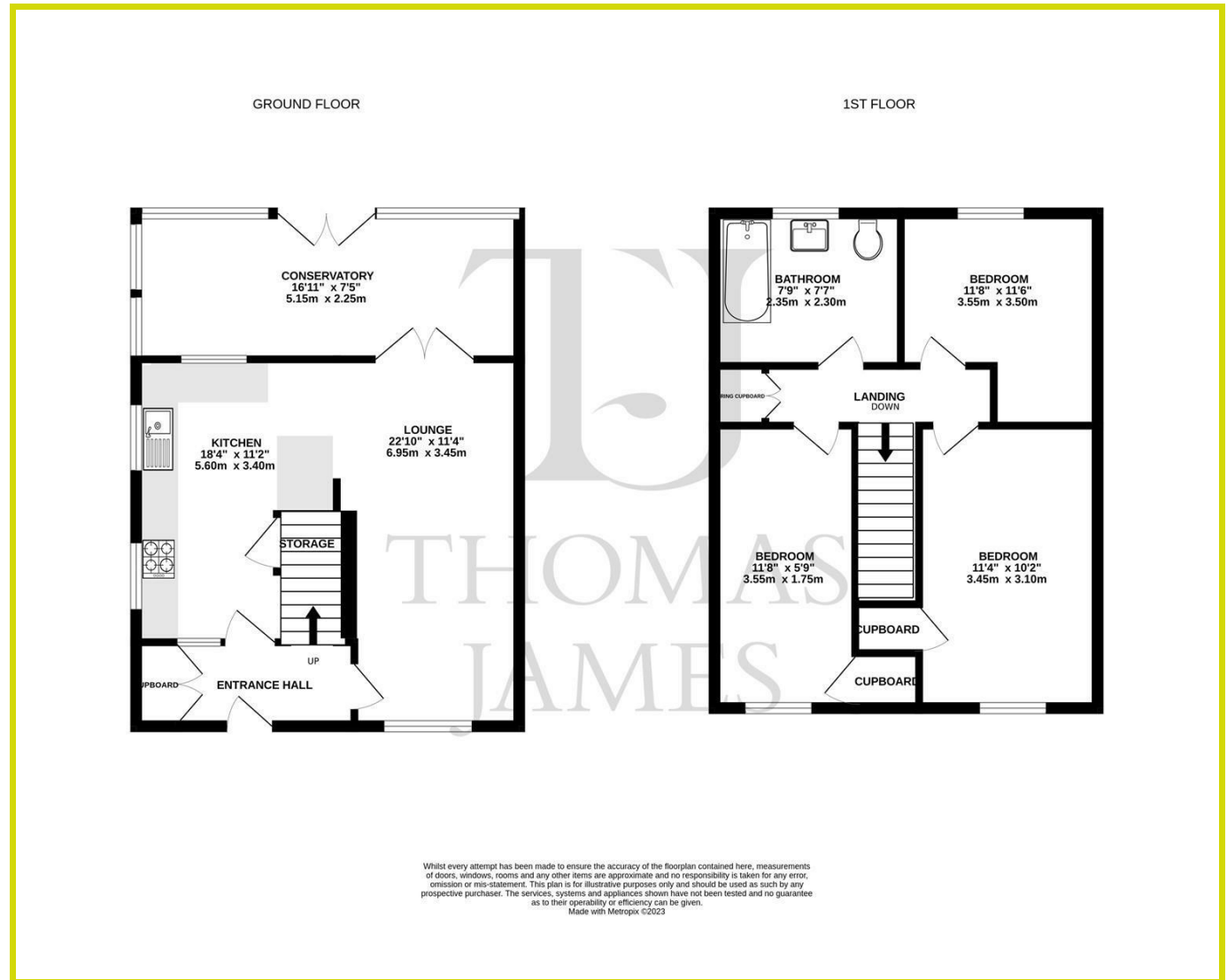
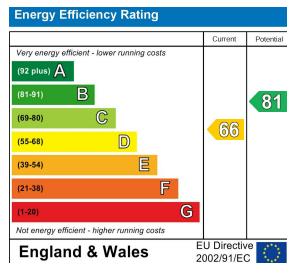


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