



45 Rivergreen,
Clifton, NG11 8FU

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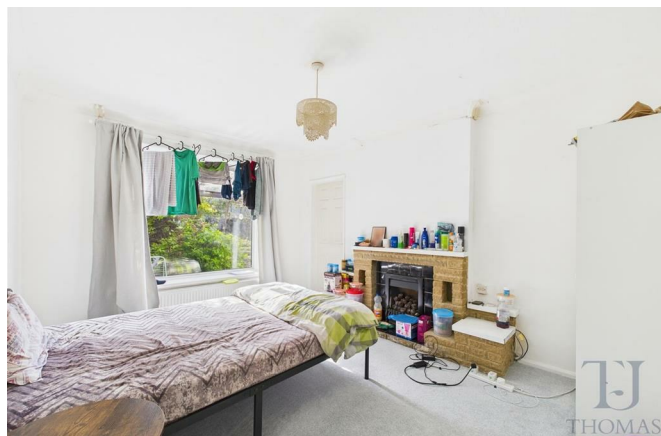
This end terraced home is offered to the market with no upward chain. Having been upgrade throughout this property would make an ideal first time or investment purchase.

The property provides accommodation arranged over two floors including an entrance porch, an entrance hall, a living room, a dining area, and a kitchen on the ground floor, with the first floor landing giving access to three bedrooms, and the shower room.

Benefiting from gas central heating and double glazing, property has gardens to both the front and rear, with potential to create off road parking if required.

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.

Guide Price £195,000





ACCOMMODATION

The wood framed entrance door opens to the entrance porch, from which there is open access into the entrance hall.

From the entrance hall, stairs rise to the first floor, there is an understairs store cupboard, and doors into the kitchen and the living room.

The living room (Which is currently being used as a fourth Bedroom) has a window overlooking the garden, a gas fire in a feature surround.

There is a second reception room which also overlooks the rear garden with a door giving access to the kitchen

The kitchen has a range of wall and base units, a stainless steel sink and drainer unit, and space for appliances. There is a window to the front, and a UPVC door opening to the covered passage at the side. Here you will also find two large storage areas and a toilet all with Electric and lighting.

On reaching the first floor, the landing has a loft access hatch, and doors opening to three bedrooms (two with built in wardrobes, or storage cupboards, the third with an overstairs cupboard housing the combination boiler), and the shower room, which is fitted with a corner shower cubicle, a wash hand basin, and a wc.

OUTSIDE

There is pedestrian gated access to the garden at the front of the property, which gives access to the entrance door, and has a pathway to the leading to the side.

The (brick built) covered passageway at the side has two large storage area, and an outside wc, and gives access to the rear garden.

Timber fence enclosed, the rear garden includes a concrete yard area, mature bushes and trees, and a lawned area.

Council Tax Band

Council Tax Band A. Nottingham City Council.

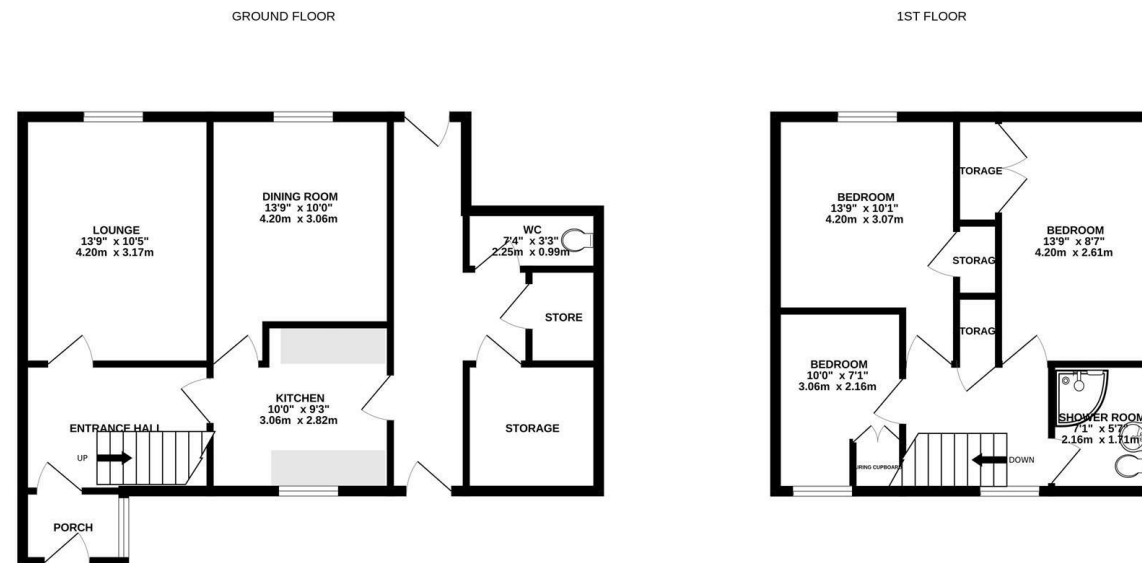
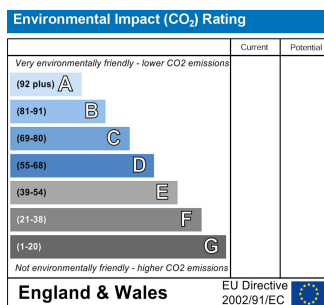
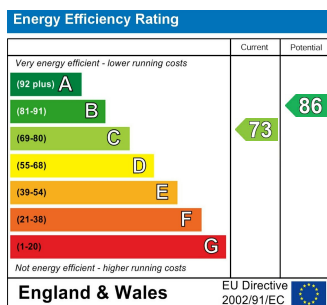
Amount Payable 2025/2026 £1,770.80.

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