



5 Kinsale Walk,
Clifton, NG11 8BA

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This end terrace home provides accommodation arranged over two floors including; an entrance hallway, a dual aspect lounge/dining room with sliding patio doors opening to the rear garden, plus a breakfast kitchen, and a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the refitted bathroom.

Benefiting from a security alarm, gas central heating with a recently installed Baxi boiler, and having also been rewired, it should be noted that the property remains in need of further upgrade.

There are enclosed gardens to both the front and the rear of the property, plus a garage (currently used for storage).

Set back from the road on a pedestrian pathway, the property is ideally situated for access to the nearby university site, the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station, and is within easy reach of Nottingham City Centre and a wealth of local facilities, including shops, doctors, dentist and a leisure centre.

Guide Price £175,000





ACCOMMODATION

The UPVC entrance door (with a glazed panel) opens to the entrance hallway. The entrance hallway has stairs off to the first floor, access to an inner hallway, and doors into the lounge/dining room, and the ground floor wc.

The inner hallway has an under stairs storage area, a door (with a glazed panel) opening to the rear garden, gives access to the breakfast kitchen, and houses the consumer unit.

The breakfast kitchen has a range of wall, drawer and base units, a one and a half bowl stainless steel sink and drainer unit, space and plumbing for both a washing machine and a dishwasher, plus a built in electric oven, and a gas hob with an extractor hood over. There is a window to the rear, a radiator, a ceiling light point, a door into the lounge/dining room, and a door opening out to the garden.

The dual aspect lounge/dining room has a window to the front, a gas fire set in a feature surround, two ceiling light points, a radiator, and sliding patio doors opening to the rear garden.

On reaching the first floor, the landing has a shelved storage cupboard, and doors into three bedrooms, and the family bathroom.

Bedroom three has a window to the front, a radiator, and a ceiling light point.

The family bathroom has been refitted with a P-shaped bath with a mixer tap, a rainfall shower and a glazed screen over, a wash hand basin set in a vanity unit, and a low flush wc. There are windows to the rear and side, a medicine cabinet, and a heated towel rail.

Bedroom one has a window to the front, a radiator, a ceiling light point, and a storage cupboard.

Bedroom two has a window to the rear, a radiator, a ceiling light point, laminate flooring, and a storage cupboard (with a clothes hanging rail, and housing the Baxi central heating boiler).

OUTSIDE

At the front of the property there is gated access to the garden, which is fully enclosed and laid to lawn, with a borders, a pathway to the entrance door, and further gated access to the rear.

There is a good size garden to the rear of the property which includes; a patio seating area, and mature shrubs. Fully enclosed, the garden has also has an external tap, and houses two storage sheds, plus a storage cupboard to the side of the property.

The property also has a GARAGE, currently used for storage, accessed from Peacock Crescent, and from the rear of garden.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2025/2026 £1,770.80.

Referral Arrangement Note

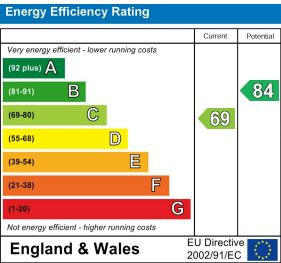
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