



40 Tintagel Green,
Clifton, NG11 9NA

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This concrete constructed semi detached home is offered to the market with no upward chain, and in need of full modernisation throughout.

The property provides accommodation arranged over two floors including; an entrance hallway, a dual aspect lounge with patio doors opening to the rear garden, plus a kitchen, and a wc on the ground floor, with the first floor landing giving access to three bedrooms, and a bathroom. A timber lean-to, accessed from the gardens and the inner hallway, provides useful additional storage.

Benefiting from double glazing, the property occupies a good size corner plot and has lawned gardens to the front and side, a low maintenance enclosed garden to the rear, plus a driveway and single garage providing off road parking for a number of vehicles at the side.

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.

Guide Price £190,000





ACCOMMODATION

The entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, a ceiling light point, a radiator, and doors into the dual aspect lounge, the ground floor wc, and an inner hallway.

The ground floor has a wc. There is a double glazed window to the front, half height tiling to the walls, a ceiling light point, and tiled flooring.

The dual aspect lounge has a double glazed window to the front, a feature fireplace with a stone surround, two ceiling light points, a radiator, a door into the kitchen, and double glazed patio doors opening to the rear garden.

The kitchen has units to the wall and base, a stainless steel sink and drainer unit, space and plumbing for a washing machine, space for a fridge/freezer, and space for a cooker. There is a double glazed window to the rear, a radiator, a ceiling light point, tiling to the walls and the floor, and a door into the inner hallway.

Also accessed from the hallway, the inner hallway has a double glazed door leading out to the lean-to/storage area (with storage cupboards and an under stairs storage cupboard, tiled flooring, and a ceiling light point).

On reaching the first floor, the landing has a double glazed window to the side, a loft access hatch, a ceiling light point, and doors opening into all three bedrooms, and the bathroom.

Bedroom one has a double glazed window to the front, a radiator, a ceiling light point, and an over stairs storage cupboard.

Bedroom two has a double glazed window to the rear, a radiator, a ceiling light point, and a storage cupboard.

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

Completing the accommodation, the bathroom has a bath, and a wash hand basin set in a vanity unit. There is an obscure double glazed window to the rear, tiled effect flooring, and a ceiling light point.

OUTSIDE

Occupying a good size corner plot, the property has lawned gardens to the front and side, with low walled boundaries, and pathways leading to the entrance door, and the driveway.

The driveway at the side provides off road parking for a number of vehicles, and in turn gives access to the SINGLE GARAGE.

Fully enclosed by timber screen fencing, the low maintenance garden to the rear is laid to a slabbed patio seating area.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2025/2026 £1,770.80.

Referral Arrangement Note

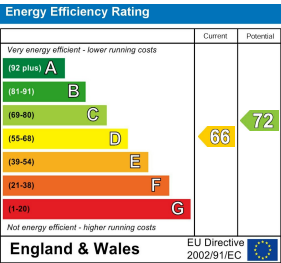
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