



24 Pinewood Gardens,
Clifton, NG11 9GZ

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**** GUIDE PRICE £195,000 - £200,000 ****

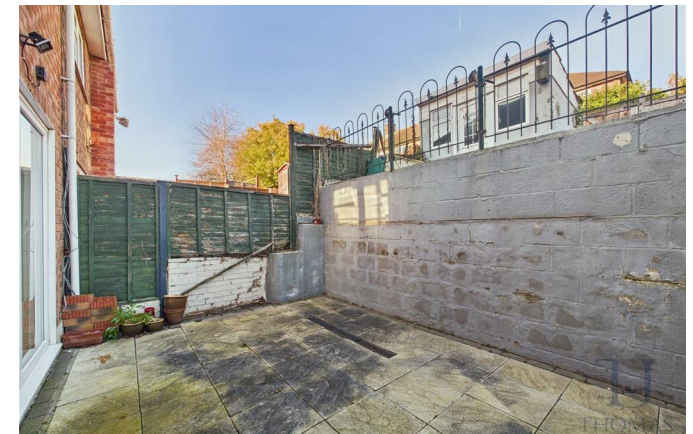
This TERRACED home provides spacious accommodation arranged over two floors including: an entrance hallway, a bright lounge, and a breakfast kitchen with a range of built in appliances and patio doors opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms, and the bathroom. A good size loft room (without planning consent) provides a useful additional space.

Benefiting from gas central heating, and double glazing, the property has a low maintenance garden to the rear, a further garden to the front, plus a driveway providing off road parking for up to three vehicles.

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. Viewing is recommended.

Guide Price £195,000





ACCOMMODATION

The UPVC entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, tiled flooring, a radiator, a dado rail, and a door opening into the lounge.

The lounge has an gas fire set in a surround, coving, wall lights and a ceiling light point, open access to the breakfast kitchen, and sliding patio doors opening to the patio at the front.

The breakfast kitchen has a range of wall, drawer and base units, under cabinet lighting, a sink and drainer unit with a mixer tap over, built in appliances including; a washing machine, a dishwasher, a fridge and a freezer, plus an electric oven, and a four ring gas hob with an extractor hood over. The Ideal central heating boiler is housed here, there is a feature radiator, spot lighting, tiled flooring, a window to the rear, and sliding doors opening to the rear garden.

On reaching the first floor, the landing has stairs rising to the loft room, and doors opening into all three bedrooms, and the bathroom.

The bathroom has a bath with a mixer tap and rainfall shower over, plus a vanity unit incorporating the wash hand basin, the wc, and storage. There is a window to the rear, a shelved storage cupboard, a heated towel rail, panelling to the ceiling, and a ceiling light point.

Bedroom one has a window to the front, a radiator, and spot lighting.

Bedroom two has a window to the rear, a radiator, spot lighting, laminate flooring, and a built in wardrobe.

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

The useful loft room has two Velux windows, storage, and light.

OUTSIDE

At the front of the property the driveway provides off road parking for up to three vehicles. There is a paved patio seating area, and steps up to the entrance door.

The rear garden is laid to a patio seating area. An elevated area houses a storage shed (with UPVC windows and a door to the front, offering potential for use as an office). There is gated access off, at the rear of the garden.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2025/2026 £ £1,770.80.

Referral Arrangement Note

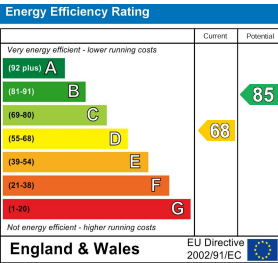
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