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DavidJames
the estate agent

Sunninghill Drive, Clifton, Nottingham, NG11 8FT

£995



About This Property

An end-terrace house in a great location offering superb connectivity, lying within easy reach of the city centre via frequent bus and tram services. The ground floor features a spacious entrance hall, complete with ample storage solutions, a versatile lounge, a separate dining/sitting room and a fitted kitchen with appliances. Convenience is enhanced with a ground floor WC and a multi-purpose home office/storeroom, leading to a modern shower room. Upstairs, three well-appointed bedrooms are complemented by a bathroom fitted with a three-piece suite. Outside, there is a generous rear garden and a driveway to the front provides off-street parking. VIDEO TOUR AVAILABLE!

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: TBC

Council Band: A

Pets: Not permitted

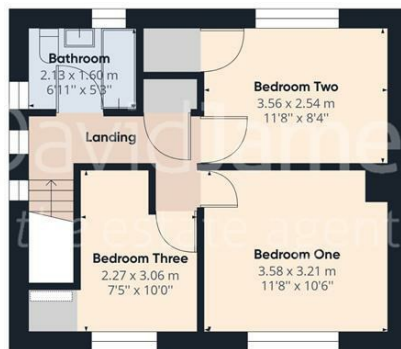
- End-terrace house close to bus and tram links
- Three bedrooms
- Entrance hall with ample storage
- Versatile lounge with separate dining/second sitting room
- Kitchen with appliances, ground floor WC
- Home office/store room with adjoining modern shower room
- First floor bathroom with three-piece suite
- Double glazing, gas central heating
- Generous garden (garden will be tidied up prior to tenancy)
- Driveway to the front providing off-street parking







Floor 0



Floor 1



Approximate total area⁽¹⁾

91.77 m²
987.80 ft²

Reduced headroom

0.20 m²
2.13 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: A
Nottingham City Council

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