



**TATTERSHALLS**  
NOTTINGHAM



- Three Double Bedrooms
- Large Reception Room
- Large Garden and Patio
- Easy Access to The NTU Clifton Campus

**Kinsale Walk, Clifton, Nottingham, NG11 8BA**

**£190,000**

Fantastic three-bedroom property with large garden. Walking distance to the Nottingham Trent Clifton Campus and on all local bus routes into the City Centre. Offered for sale with no upward chain. Viewing highly recommended to appreciate the size of the accommodation.





## Property Description

\*\*\* Asking Price £190,000 \*\*\*

Tattershalls are proud to present this substantial brick-built end terrace property in Clifton offered for sale with no upward chain.

The property features an entrance hallway that grants access to a bright, modern kitchen equipped with a variety of fitted units, ample space for a cooker and fridge freezer, and a door leading to the rear garden. Additionally, there is a downstairs WC and a spacious lounge/dining room boasting a feature fireplace and patio doors opening onto the garden terrace, thus creating a luminous and inviting space.

Ascending to the first floor, bedroom one is equipped with fitted wardrobes and a double glazed window overlooking the front elevation. Bedroom two features a double glazed window facing the front elevation, while bedroom three offers a view of the rear garden through its double glazed window. A modern shower room completes this floor, featuring a large shower cubicle, low-level WC, and wash hand basin, with double glazed windows providing natural light from both the rear and side elevations.

The front of the house is accessible via a public walkway that leads to the front garden, where a paved path guides you to the rear garden—a perfect entertaining space. The rear garden features a spacious terrace and a medium-sized lawn, as well as a garden shed and additional storage located to the side of the property.







The Nottingham Trent Clifton Campus is a five minute walk from the property, it is also walking distance to the local bus/ tram routes and the M1.

Parking for this property is available, however it is not directly outside the property and is a short walk away. A parking permit is required.

Must be viewed to be appreciated!

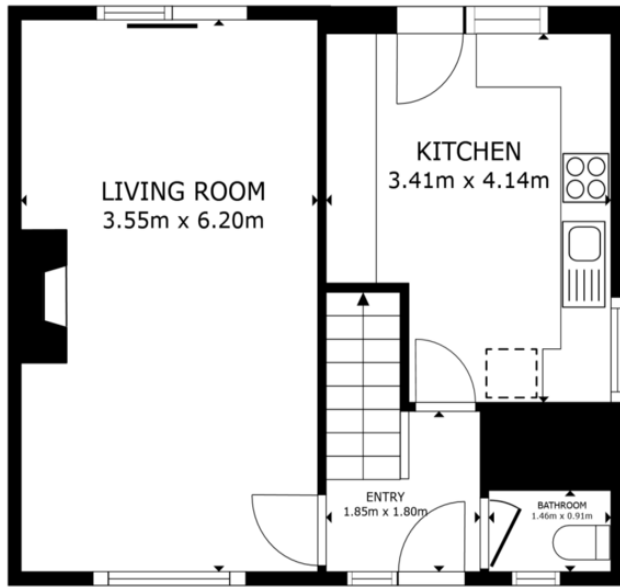
Council Tax Band A. Freehold

DISCLAIMER These sales particulars have been prepared by Tattershalls on behalf of the vendor. Fixtures and fittings other than those mentioned are to be agreed with the Seller. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. If you require further information on any points, please contact us.

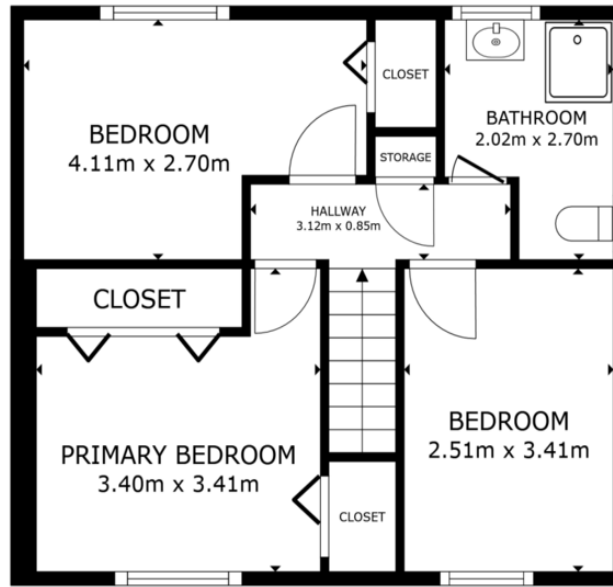
#### Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Tattershalls require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard





GROUND FLOOR



FLOOR 1

driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Tattershalls removing a property from the market and instructing solicitors for your purchase.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 