



Meadowvale Crescent,  
Clifton, Nottingham  
NG11 9LY

**£190,000 Freehold**



A spacious three bedroom semi-detached house enjoying a generous corner plot with a garage.

Situated in this popular and convenient residential location, within easy reach of a range of local shops and amenities including schools, transport links and the A52 and M1 for further afield, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

In brief, the internal accommodation comprises: Entrance hallway, lounge/diner, kitchen, utility room and WC to the ground floor with three good sized bedrooms and a bathroom to the first floor.

To the front of the property you will find a gated driveway leading to the garage, a lawned garden, hedged boundaries and side access to the rear where you will find a patio with lawn beyond, a gravelled area and hedged boundaries.

Offered to the market with the benefit of ready to move in condition, no upward chain and UPVC double glazing and gas central heating throughout, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hallway

With a UPVC double glazed front door with flanking windows, radiator, stairs to the first floor and doors to the lounge and WC.

### WC

With WC, vinyl flooring, radiator and UPVC double glazed window to the front.

### Lounge

19'9" x 11'2" (6.02 x 3.42)

With UPVC double glazed window to the front, electric fire, radiator, UPVC double glazed sliding patio doors to the rear and door to the kitchen.

### Kitchen

10'11" x 8'10" (3.35 x 2.70)

With a range of wall and base units, worksurfaces, single sink with drainer and mixer tap, plumbing for a washing machine, space for a fridge freezer and cooker, UPVC double glazed window to the front, pantry, vinyl flooring and door to the utility room.

### Utility Room

With vinyl flooring, storage cupboards, radiator and UPVC double glazed door to the side.

### First Floor Landing

With UPVC double glazed window to the side, loft hatch, useful storage cupboard and doors to the bathroom and three bedrooms.

### Bedroom One

11'5" x 10'9" (3.49 x 3.30)

With wooden flooring, UPVC double glazed window to the front, built in storage cupboard and radiator.

### Bedroom Two

10'9" x 7'11" (3.29 x 2.43)

With a UPVC double glazed window to the front and radiator.

### Bedroom Three

13'3" reducing to 8'1" x 8'8" reducing to 5'6" (4.06 reducing to 2.48 x 2.66 reducing to 1.70)

Carpeted room with UPVC double glazed window to the rear and radiator, built in storage cupboard housing the Worcester combination boiler.

### Bathroom

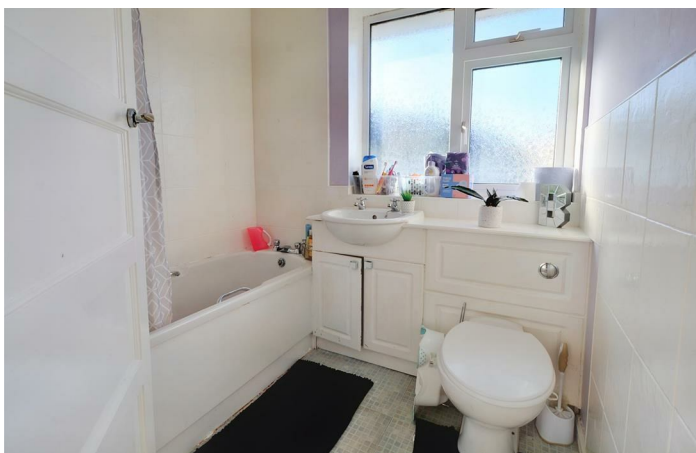
Incorporating a three piece suite comprising panelled bath with electric shower over, wash hand basin inset to vanity unit, WC, tiled splashbacks, radiator and UPVC double glazed window to the rear.

### Outside

To the front of the property you will find a gated driveway leading to the garage, a lawned garden, hedged boundaries and side access to the rear where you will find a patio with lawn beyond, a gravelled area and hedged boundaries.

### Garage

Single garage with an up and over door to the front and door to the side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.