

The Cottage, 1a Village Road

Clifton Village
Nottingham
NG11 8NP

Offers in Excess of £400,000



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Location



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Video



Contact



0115 841 1155



- Two-bedroom cottage
- Ideal for professionals or retirees
- Courtyard garden
- Two en-suite shower rooms and downstairs WC
- Shared driveway with parking for a car
- Close to all transport links
- Village location
- Viewing essential
- Council Tax Band - C
- Tenure - Freehold

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Key Features

Presented beautifully, this two-bedroom cottage is part of the old rectory conversion located conveniently in Clifton Village. Ideal for professionals or retirees seeking a property to move straight into or a second home, it can easily be locked up and returned to, offering excellent links to motorways, the international airport, and Nottingham Parkway train station. The property is being sold with a complete chain, making it ideal for quick movers.

Upon entering the property through its main reception door, you're greeted by a hallway with a wide staircase rising to the first floor and a door gives access to a generously proportioned lounge with windows to the front, leading through to the sunroom and dining room, which are open plan with a roof landing light allowing natural light to spill in. French doors step out onto and overlook the courtyard garden, with solid wood flooring and a door opening to a downstairs WC with a two-piece contemporary suite. Another door leads into a galley kitchen with a range of high-spec wall and base units with a work surface incorporating an oven, sink unit, windows overlooking the courtyard, and access to a rear hallway leading to the utility area at the front of the property, providing access to the courtyard.

To the first floor, there is a landing with access to two sizeable bedrooms, both having en-suite shower rooms finished to an excellent standard and tastefully done.

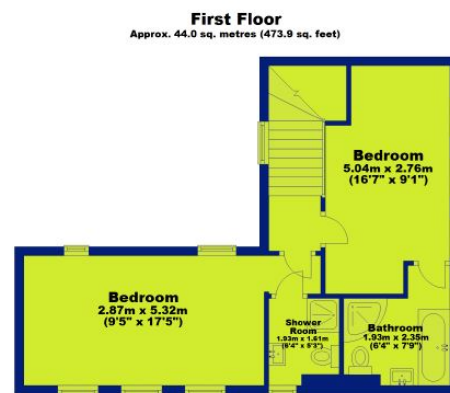
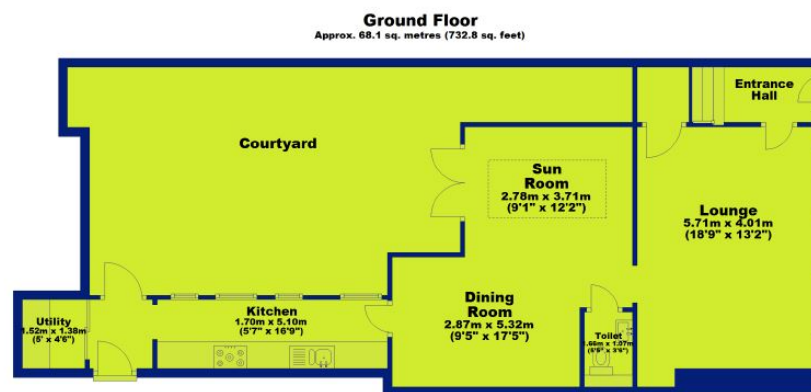
Outside, at the front, is a shared driveway with parking for a car, while at the rear is a low-maintenance paved courtyard area, offering convenient outdoor space.



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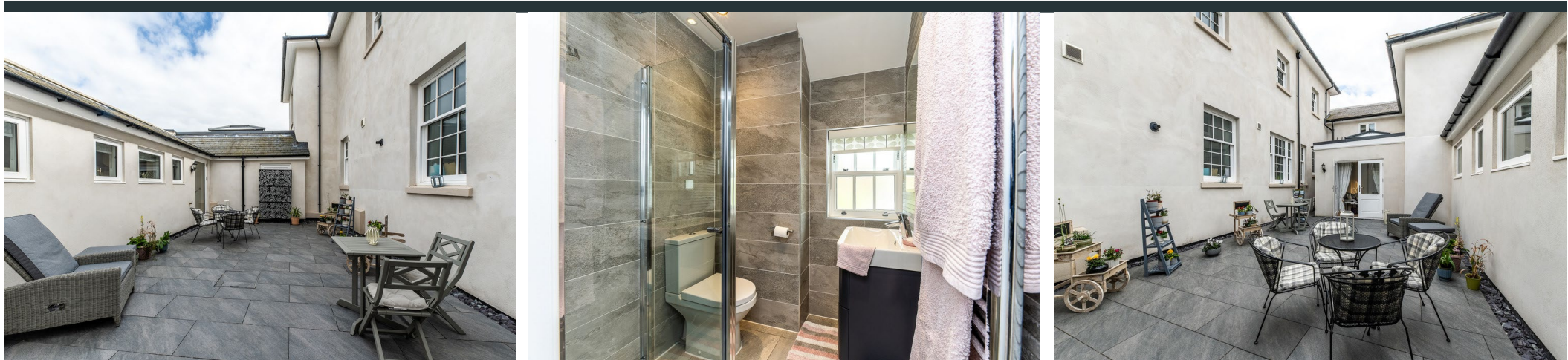


Total area: approx. 112.1 sq. metres (1206.8 sq. feet)

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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 77 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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