

Robert Ellis

look no further...



Greencroft,
Clifton, Nottingham
NG11 8EZ

£200,000 Freehold

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A THREE BEDROOM SEMI DETACHED HOUSE OFFERING WELL PRESENTED ACCOMMODATION AND OFF STREET PARKING TO THE FRONT.

Robert Ellis are pleased to offer to the the market south of the river in the ever-popular Clifton area, this well-presented three-bedroom semi-detached property enjoys a prime location close to a range of local amenities, highly regarded schools, and excellent transport links including the tram service on Southchurch Drive.

The property is set back from the road with off-road parking and boasts a fantastic front aspect overlooking the green. Inside, accommodation briefly comprises an entrance hall, a light and airy lounge, a fitted kitchen, a handy downstairs WC, and a recently refitted modern bathroom. The property is positioned in a great location for commuters to East Midlands Parkway, A453, M1 whilst also offering regular bus options and tram services to Nottingham City Centre. Viewings at this property are highly recommended to avoid disappointment.

The property is double glazed throughout and offers off road parking to the front and a fantastic sized rear garden. Internal accommodation briefly compromises of an entrance hall, living room with dual aspect windows, kitchen and WC to the ground floor. To the first floor, there are three bedrooms and a family bathroom.



Entrance Hall

Double glazed door to the front, doors to the lounge and kitchen, radiator, storage cupboard, stairs to the first floor.

Lounge

Double glazed door to the front, double glazed window and door to the rear, electric fire, radiator, coving and door to:

Kitchen

With a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, integrated electric oven, four ring electric hob with extractor over, laminate flooring, part tiled walls, space for a fridge freezer, plumbing for a washing machine and a pantry.

Lobby

Double glazed door to the side.

Cloaks/w.c.

Low flush w.c.

First Floor Landing

Two double glazed windows to the side and doors to:

Bedroom 1

Double glazed window to the front and a radiator.

Bedroom 2

Double glazed window to the rear, radiator and storage cupboard.

Bedroom 3

Double glazed window to the front.

Bathroom

Double glazed windows to the rear and side, vanity wash hand basin, low flush w.c., panelled bath with mains flow shower over.

Outside

To the front of the property there is off road parking and a low maintenance garden.

To the rear the garden is laid mainly to lawn with panelled fencing.

Council Tax

Nottingham Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 2mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – Three, EE, O2, Vodafone

Sewage – Mains supply

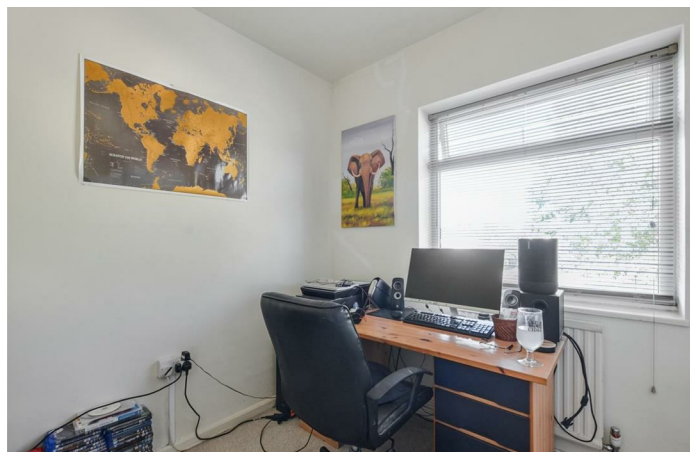
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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