



49 Failsworth Close, Clifton, Nottingham, NG11 8FN

Asking Price £230,000

- Well Presented Three Bedroom Semi Detached House
- Modern Kitchen and Bathroom
- Driveway
- Large Rear Garden
- Large Lounge/Diner
- Good Sized Bedrooms
- Gas Central Heating
- No Upward Chain

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Well Presented, Modern Three Bedroom Semi Detached House. Large Lounge/Diner. Recently Refitted Kitchen. Good Size Bedrooms. Gas Central Heating. Outdoor Store. Large Rear Garden. Driveway. Great Family House. No Upward Chain.



Council Tax Band: A



Entrance Porch

Entrance Hall

Lounge/Diner
19'6 x 11'9

Kitchen
13'1 x 7'5
A range of base and wall units with integrated electric oven and space for washing machine. Wood effect work surfaces with inset sink and gas hob. Window to the rear elevation. Wood effect flooring. Radiator.

First Floor Landing
Doors to all bedrooms and the bathroom.

Bedroom
11'10 x 10'10
Radiator. Window to the front elevation.

Bedroom
11'9 x 8'6
Radiator. Window to the rear elevation.

Bedroom
7'8 x 7'6
Radiator. Window to the rear elevation.

Bathroom
Panelled bath with mixer shower over. Sink unit. Low level toilet.

Exterior
Block paved driveway to the front, Spacious garden to the rear.





Directions

Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

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