

Clifton Terrace

Park Ravine
The Park
NG7 1DJ

Asking Price Of £865,000



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Location



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Video



Contact



0115 841 1155



- Elegant Period Semi-Detached Property
- Spanning Three Floors
- Four Bedrooms
- Two Stylish Bath/Shower Rooms
- Two Reception Rooms
- Dining Kitchen with Modern Units & Appliances
- Utility
- Entrance Hallway
- Split Level Landing
- Wealth of Features & Characteristics
- Internal Area Approx. 2,000 Sqft
- EPC Rating D
- Driveway
- Established Gardens
- Viewing Recommended



Clifton Terrace, Park Ravine , The Park, NG7 1DJ

Key Features

Situated in the Prestigious and highly regarded Park Estate, FHP Living feel privileged to be offering for sale a rare visitor to the open Park market in this delightful well presented, elegant semi-detached property, offering a wealth of features and characteristics which will appeal to the discerning purchaser.

Situated at the head of a cul de sac, this fine house offers the sort of comfort and convenience that one would appreciate in a property of this calibre, affording many original features, together with comforts needed for today's modern family, this fabulous home briefly comprises: entrance porch and tiled hallway, elegant lounge with large bay window, period feature fireplace and high level ceiling with cornicing. The adjacent dining room offers wooden flooring, high level ceiling with cornicing and access out on to the rear garden.

The dining kitchen is split level and situated to the fore, featuring a range of modern fitted units and appliances, together with an island unit and access to the utility and WC.

The first floor offers a split level landing with storage/wardrobe space, stylish bathroom with bath, separate shower and WC, four bedrooms, and further contemporary shower room.

Outside, a gated driveway providing off road parking leads via the side to the rear which opens out into a delightful establish garden area, predominately lawned, with bushes, borders, pathway and even a cave. Viewing highly recommended.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.



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Total area: approx. 186.8 sq. metres (2010.9 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		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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