

79 Cliff Road

Nottingham
NG1 1GT

Asking Price: £199,950



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0115 841 1155



- One bedroom
- Beautifully finished
- Private garage
- Modernised throughout
- Offered as a turnkey property
- Central location
- Close to the train station
- Sought after location
- Investment opportunity
- Contact FHP Living for more information



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Key Features

Spacious one-bedroom townhouse with garage in the heart of the city
– Ideal home or investment.

This beautifully presented one-bedroom townhouse is a fantastic opportunity for homeowners or investors alike, offering a turnkey solution with modern finishes throughout.

Ground Floor:

The property welcomes you with an entrance hall leading to a spacious garage (5.60m x 2.73m), perfect for secure parking or additional storage. There is also a convenient storage area, ideal for keeping everything neatly organised.

First Floor:

On the first floor, you'll find a large double bedroom (4.38m x 3.80m) that is beautifully decorated and offers plenty of space for storage. Adjacent is the modern shower room, finished to a high standard with sleek fittings and fixtures.

Second Floor:

The second floor offers an impressive open-plan lounge and dining area (5.56m x 3.80m), flooded with natural light and providing an excellent space for relaxing or entertaining. The adjacent modern kitchen (3.59m x 2.43m) is fitted with integrated appliances and offers a stylish and functional workspace.

Located in a prime central location, this townhouse is perfect for anyone looking for convenience and easy access to city centre amenities. Whether you're seeking a beautiful home or a strong investment opportunity, this property ticks all the boxes.

The properties on Cliff Road have recently featured within an article produced by the Guardian titled 'Flats for sale in fashionable parts of cities in England'

<https://www.theguardian.com/money/gallery/2025/jan/17/flats-for-sale-in-fashionable-parts-of-cities-in-england-in-pictures>





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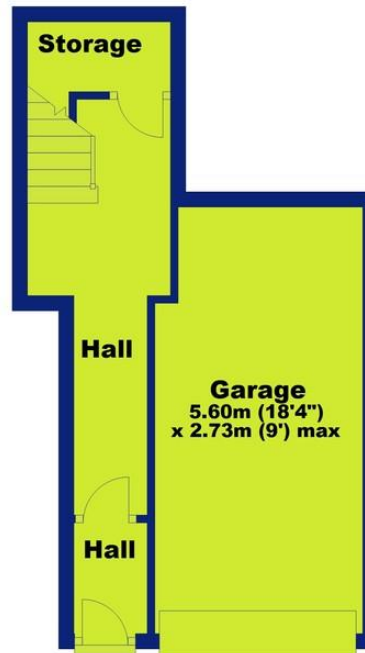


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Ground Floor
Approx. 26.5 sq. metres (285.7 sq. feet)



First Floor
Approx. 30.5 sq. metres (327.9 sq. feet)



Second Floor
Approx. 37.3 sq. metres (401.9 sq. feet)



Total area: approx. 94.3 sq. metres (1015.5 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		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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