



**DavidJames**  
the estate agent

**Clifton Grove, Gedling, Nottingham, NG4 4DQ**

**Guide Price £180,000**

# About This Property

Welcome to this semi-detached home which provides an ideal opportunity for a first-time buyer eager to make their first step onto the property ladder! Just a short walk from frequent bus services to Nottingham City Centre, the property also sits within easy reach of Gedling, Mapperley and Carlton's variety of amenities!

Upon entering, you are greeted by a hallway equipped with the panel for the burglar alarm system, providing peace of mind. The heart of the home is a bright and spacious lounge, featuring French doors that open to the rear garden. This outdoor space, enclosed and mainly lawned, includes an initial patio area perfect for enjoying the stunning views over the local area.

The modern fitted kitchen boasts an integrated oven, hob, and extractor. Additionally, there's ample room for both a freestanding washing machine and an undercounter fridge.

Upstairs, the accommodation comprises two well-proportioned bedrooms, with the main bedroom benefiting from an in-built overstairs cupboard. A contemporary bathroom, equipped with a three-piece white suite and the addition of a towel radiator, completes the first-floor layout.

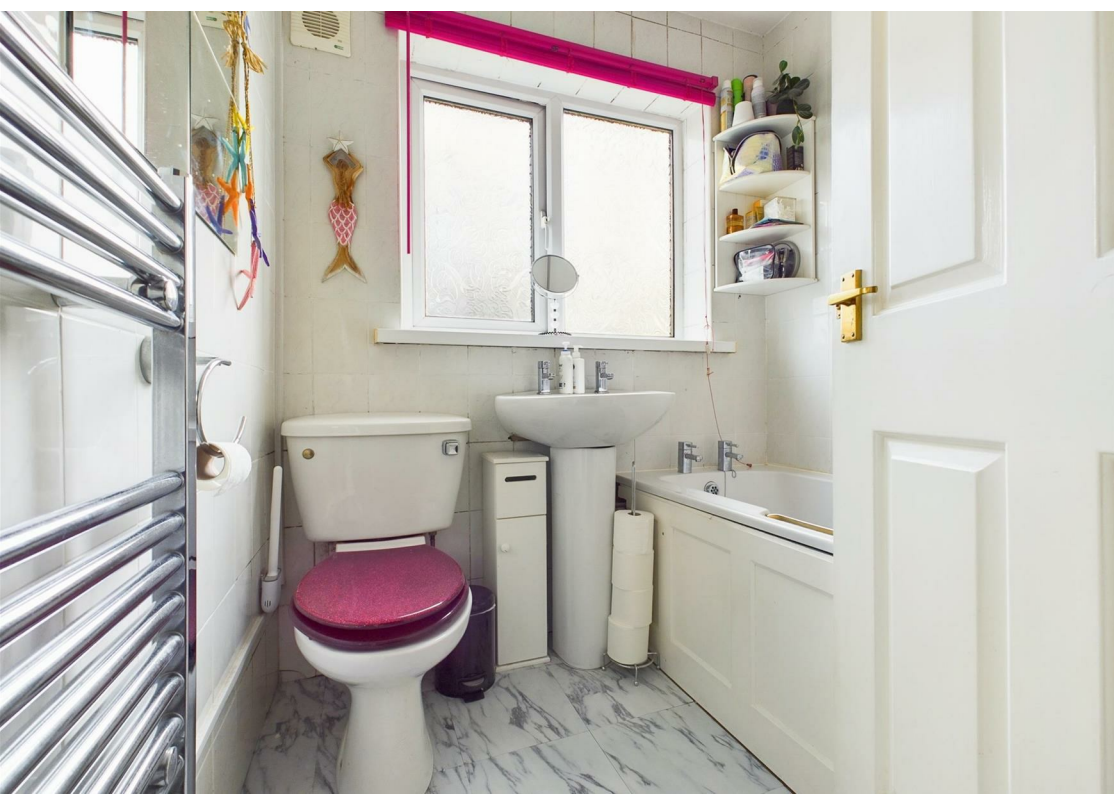
Additional perks include UPVC double glazing and a new storage heater system installed in 2022 which benefits from the remaining warranty.

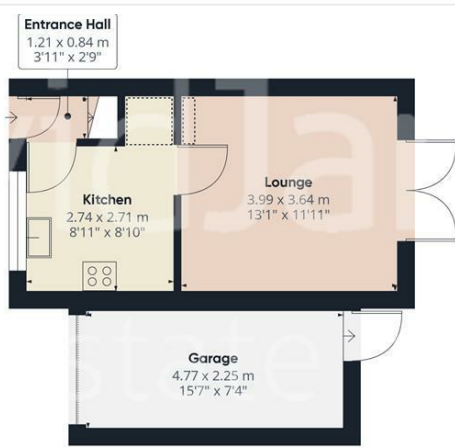
For those with vehicles, off-street parking for 2 cars is available at the front, along with access to a useful garage featuring both power and lighting.



- Semi-detached house
- Perfect for a first-time buyer
- Cul-de-sac location in the ever-popular Gedling
- Entrance hall with burglar alarm system
- Bright and spacious lounge with French doors
- Modern kitchen with integrated cooking appliances
- Two first floor bedrooms
- Modern bathroom with white suite and a towel radiator
- Lawned rear garden with a feature patio area and fantastic views
- Parking and garage to the front







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

57.73 m<sup>2</sup>  
621.43 ft<sup>2</sup>

**Reduced headroom**

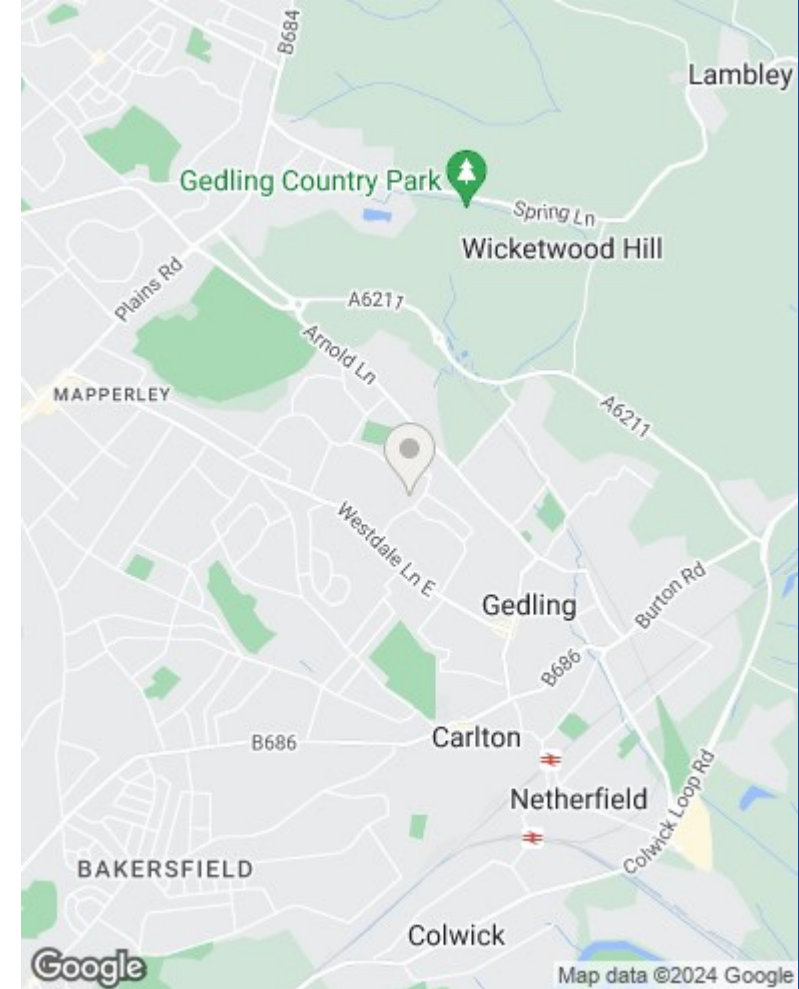
1.11 m<sup>2</sup>  
11.96 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band:**

**Freehold**

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