



DavidJames
the estate agent

Clifton Grove, Gedling, Nottingham, NG4 4DQ

Guide Price £165,000

About This Property

We are pleased to introduce this semi-detached house which is offered to the market with no upward chain and would be ideal for a first-time buyer looking to step on the property ladder or an investor seeking to begin or expand their portfolio.

Recently painted and featuring new carpets, the property boasts excellent views to the rear towards the stunning Gedling Country Park and sits in a popular location close to the amenities of both Gedling and Mapperley.

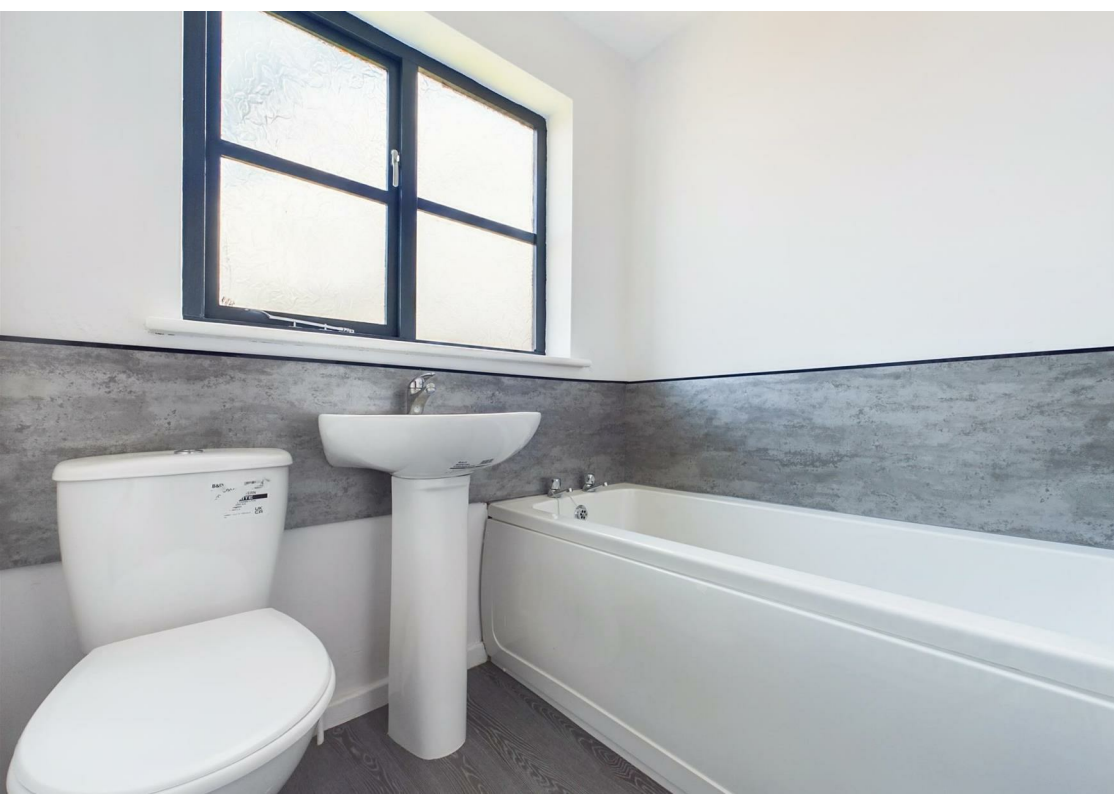
Upon entering, you are welcomed into an initial entrance hall, leading to a good-sized lounge. The dining kitchen is equipped with a range of fitted units and provides ample space for freestanding appliances.

Upstairs, you will find two bedrooms, with the main bedroom having the benefit of a useful in-built wardrobe/storage cupboard. The modern bathroom is fitted with a three-piece white suite and completes the level.

The property is situated on a corner plot, featuring a lawned rear garden and an additional side garden. A driveway provides off-street parking and leads to the garage, which also has a rear pedestrian door to the rear garden for added convenience.



- Semi-detached house
- Offered to the market with no upward chain
- An ideal first-time buy or investment purchase
- Stunning views to the rear towards Gedling Country Park
- Within easy reach of both Gedling and Mapperley's amenities
- Good-sized lounge
- Dining kitchen with a range of units and space for freestanding appliances
- Two first floor bedrooms
- Modern bathroom with a three-piece white suite
- Corner plot location offers a rear lawned garden, driveway and useful garage





Floor 0



Floor 1



Approximate total area⁽¹⁾

55.83 m²
600.92 ft²

Reduced headroom

0.94 m²
10.13 ft²

(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: A
Gedling Borough Council
Freehold

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