



12 Clifton Grove, Gedling – NG4 4DQ

Guide Price £175,000 – £180,000

DavidJames
the estate agent



12 Clifton Grove

Gedling, Nottingham

GUIDE PRICE £175,000-£180,000 Well-presented 2-bed link semi-detached house offered with no chain and enjoying stunning views to the rear!

Lounge, kitchen and bathroom plus both a driveway and garage!

Council Tax band: A

Tenure: Freehold

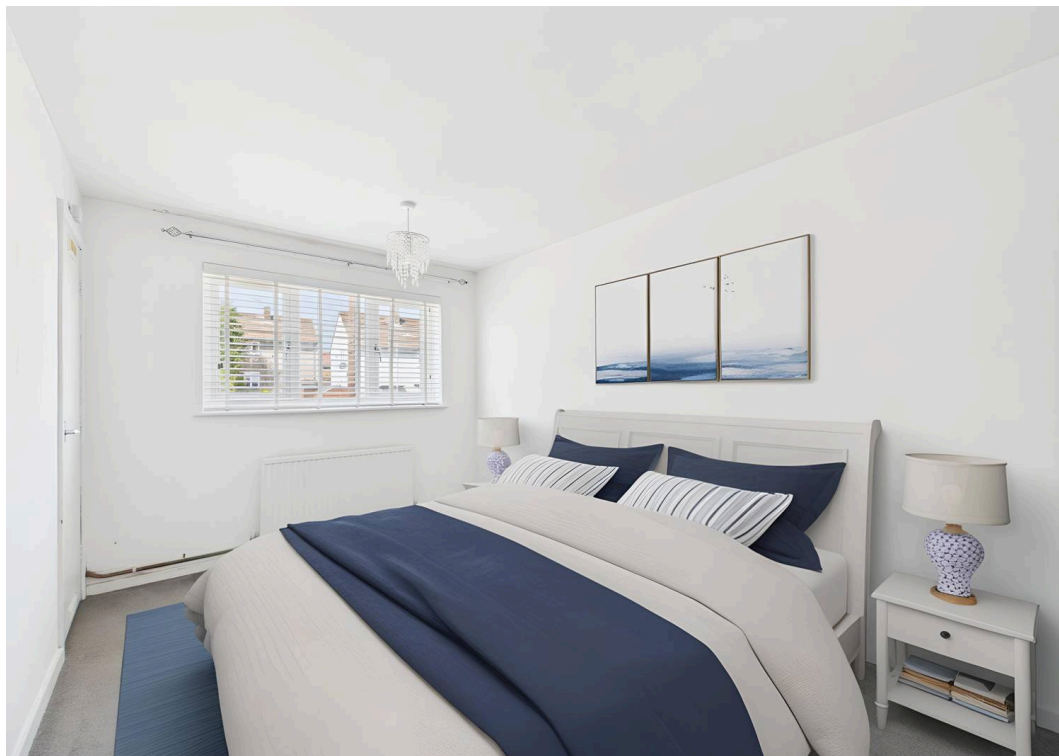
EPC Energy Efficiency Rating: D

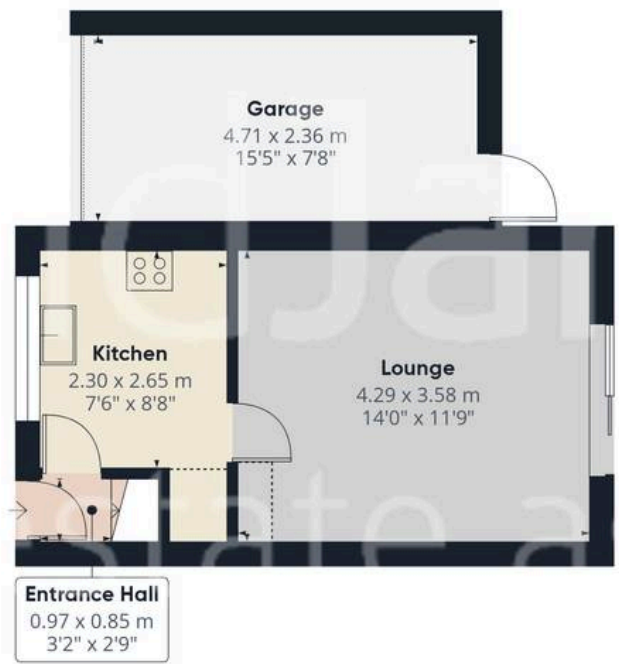
EPC Environmental Impact Rating: D

- Well-presented link semi-detached home
- Offered to the market with no upward chain
- Ideal for first-time buyers, downsizers or investors
- Convenient access to local amenities and frequent bus services
- Bright and spacious lounge with sliding patio doors
- Fitted kitchen with space for freestanding appliances
- Two first floor bedrooms (main bedroom with useful in-built wardrobe storage)
- Modern bathroom with a three-piece white suite and over-bath shower
- Enclosed and lawned rear garden with stunning far-reaching views
- Driveway and garage provide off-street parking





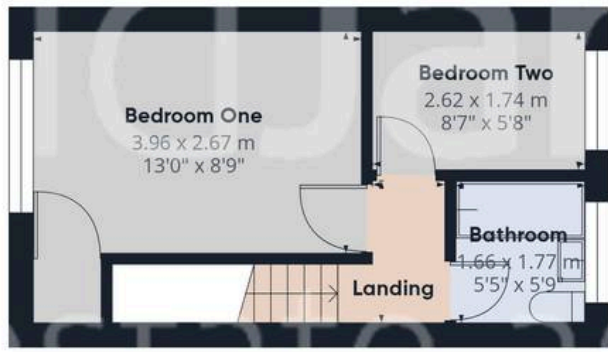




Floor 0

Approximate total area⁽¹⁾
56 m²
602 ft²

Reduced headroom
1 m²
11 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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