



12 Clifton Grove, Gedling – NG4 4DQ

Guide Price **£170,000**

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

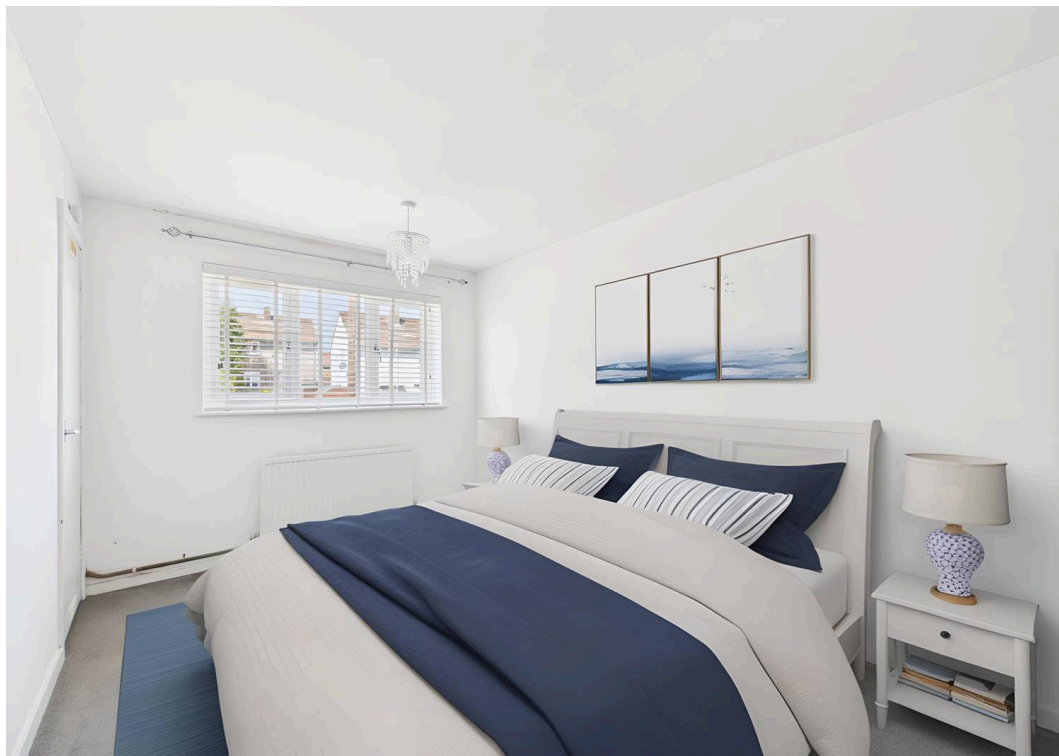
EPC Energy Efficiency Rating: D

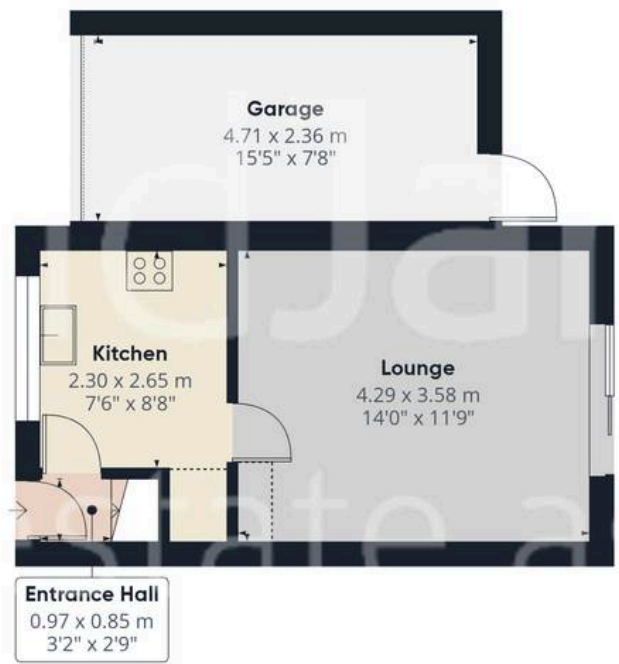
EPC Environmental Impact Rating: D

- 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



Floor 1

Approximate total area⁽¹⁾
56 m²
602 ft²

Reduced headroom
1 m²
11 ft²

(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.



David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.