



**27 Clifton Grove, Gedling – NG4 4DQ**

Guide Price **£170,000**

**DavidJames**  
the estate agent





## 27 Clifton Grove

Gedling, Nottingham

Mid-terrace house close to Gedling's amenities, Gedling Country Park and bus services. Featuring a spacious lounge/dining room, stylish kitchen, three double beds and generous front and rear gardens.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Mid-terrace house
- Stunning views towards Gedling and surrounding areas
- Ideal for a first-time buyer, family or investor
- Within easy reach of Gedling's amenities, schools, Gedling Country Park and bus services
- Bright and spacious lounge/dining room with dual aspect windows
- Good-sized stylish kitchen with integrated cooking appliances, fridge/freezer and dishwasher
- Three double bedrooms to the first floor
- Three-piece bathroom suite with electric shower over the bath
- Gas central heating
- Good sized south-westerly facing rear garden with patio, lawn and summerhouse

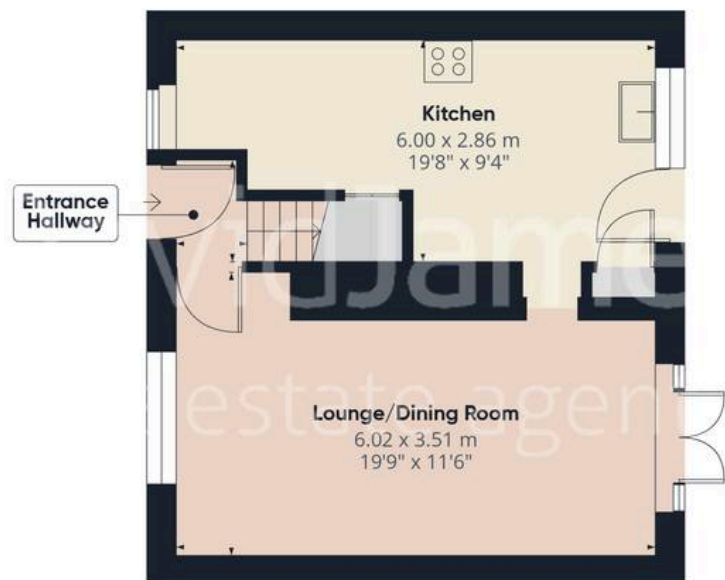




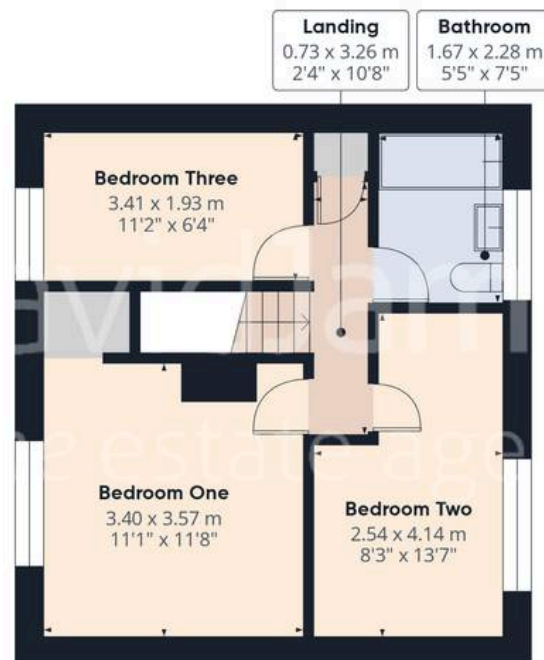








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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

72.6 m<sup>2</sup>

781 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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## David James Estate Agents

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