



## 12 Clifton Grove, Gedling - NG4 4DQ

Guide Price £170,000-£180,000

DavidJames  
the estate agent



## 12 Clifton Grove

Gedling, Nottingham

GUIDE PRICE £170,000-£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

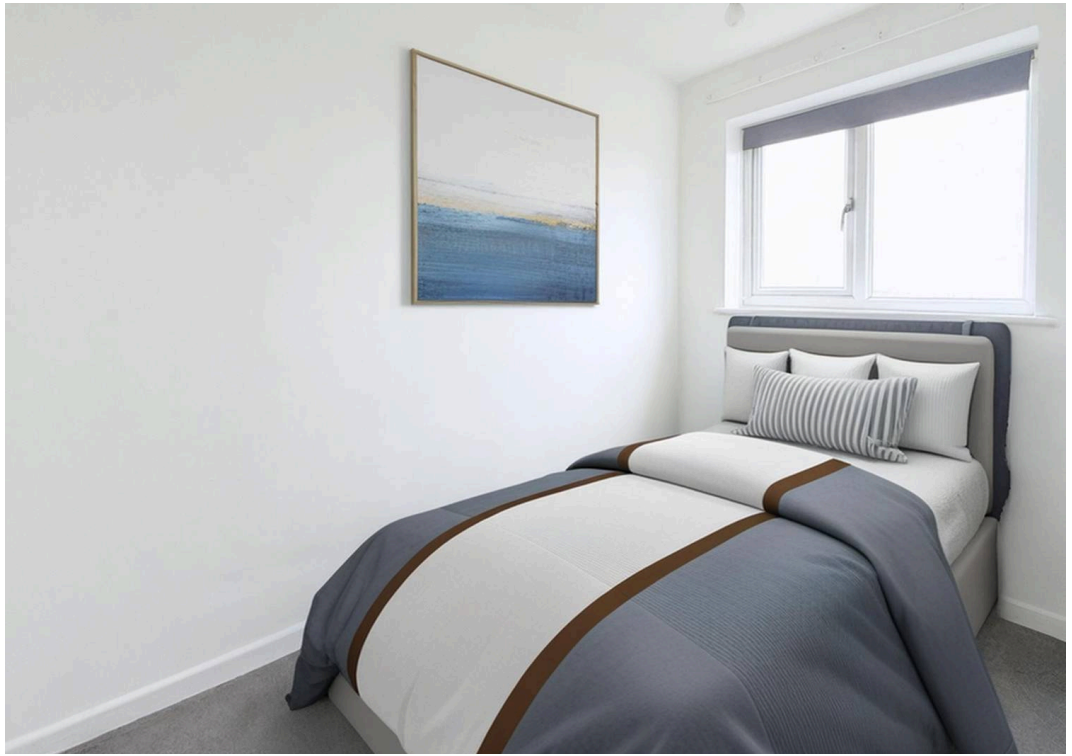
Tenure: Freehold

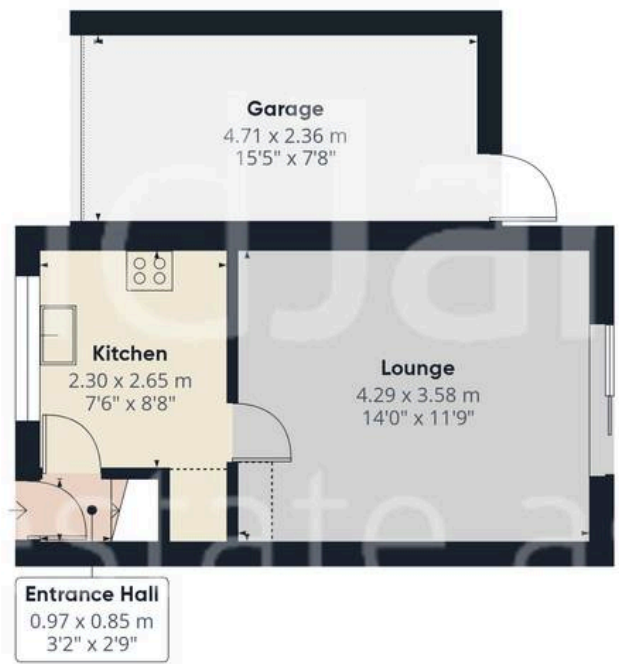
EPC Energy Efficiency Rating: D

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<sup>(1)</sup>**  
56 m<sup>2</sup>  
602 ft<sup>2</sup>

**Reduced headroom**  
1 m<sup>2</sup>  
11 ft<sup>2</sup>

(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.

GIRAFFE360



## David James Estate Agents

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

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://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.