



 3
Bedrooms

 1
Bathroom



Spacious three-bedroom semi-detached home in a popular Clifton location, ideal for first-time buyers, families, or investors. The property offers two reception rooms, a well-sized kitchen, three bedrooms, and a modern family bathroom. Externally, it benefits from a good-sized rear garden and a garage. Conveniently located close to local shops, schools, amenities, and excellent transport links to Nottingham City Centre.

Spacious Three-Bedroom Semi-Detached Home in a Popular Clifton Location

Situated in a sought-after and well-connected area of Clifton, this well-proportioned three-bedroom semi-detached property presents an excellent opportunity for first-time buyers, growing families, and investors alike. Conveniently located close to supermarkets, local shops, leisure facilities, and highly regarded schools, the property also benefits from excellent transport links, including regular tram and bus services providing easy access to Nottingham City Centre, universities, and major employment hubs.

Upon entering the property, you are welcomed by a bright and inviting entrance hallway. To the front of the property is a spacious reception room, filled with natural light from the large window, creating a warm and comfortable living space. Across the hallway, the generous kitchen offers ample worktop and storage space, making it ideal for everyday family living. To the rear, a second reception room overlooks the garden and provides a versatile space that could be used as a dining room, family room, or home office.

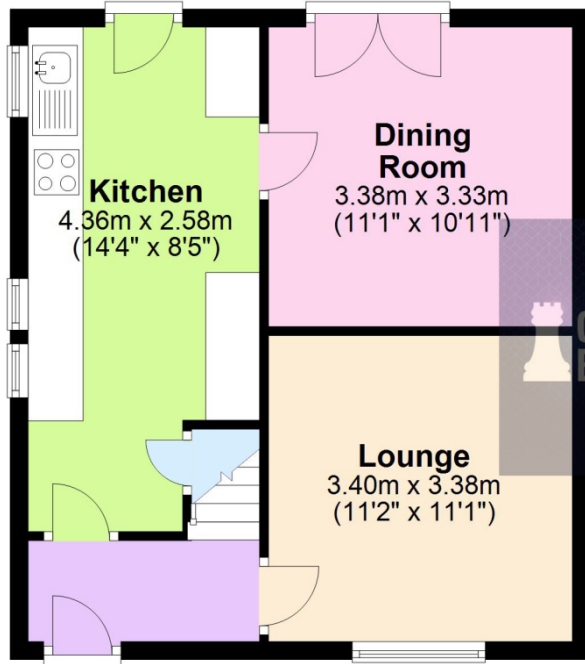
The first floor offers three well-proportioned bedrooms, all providing comfortable accommodation. A bright and modern three-piece family bathroom completes the upstairs layout.

Externally, the property benefits from a good-sized rear garden, perfect for outdoor entertaining, family activities, or gardening enthusiasts. There is also a garage providing additional storage or secure parking.

Offering spacious accommodation, a desirable location, and excellent potential, this fantastic home is not to be missed.

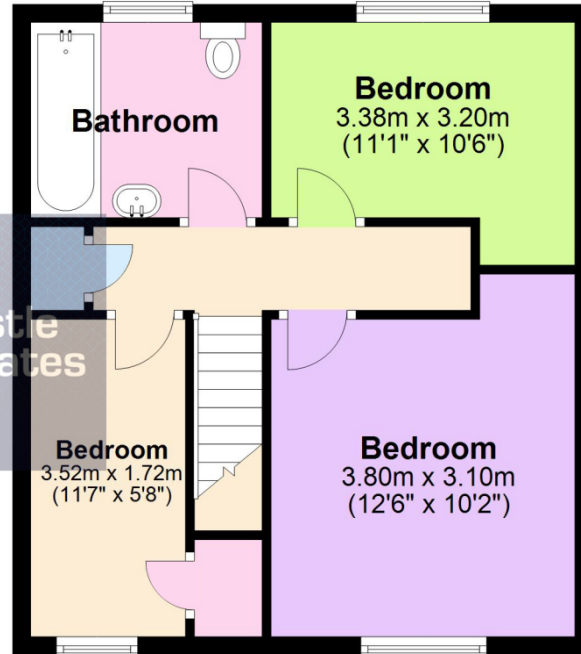
Ground Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



Total area: approx. 82.6 sq. metres (889.4 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	76
		EU Directive 2002/91/EC	

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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		73	76
		EU Directive 2002/91/EC	

