



Cleveland Close  
, Nottingham NG7 3BU

THREE STOREY TWO BEDROOM MID  
TOWNHOUSE

**Guide Price £150,000 Freehold**



\*\* GUIDE PRICE £150,000 - £160,000 \*\*

A well-proportioned two-bedroom, three-storey mid-townhouse situated in a convenient residential location on Cleveland Close, ideally placed for access to Nottingham City Centre, the Queens Medical Centre, the University of Nottingham and a range of local amenities and transport links.

The property is currently let, making it an ideal opportunity for investors looking for a property with an established rental history.

The accommodation is arranged over three floors. To the ground floor there is an entrance lobby providing access into the property along with internal access to the garage, which offers useful storage space or potential for conversion (subject to the necessary permissions).

To the first floor is a spacious living room providing ample room for both lounge and dining furniture, creating a comfortable space for relaxing or entertaining. The dining kitchen is fitted with a range of wall and base units with work surfaces over and offers space for a table and chairs, making it a practical and sociable cooking area.

The second floor provides two well-proportioned bedrooms along with a family bathroom fitted with a three-piece suite comprising bath with shower over, wash hand basin and low flush WC.

The property benefits from gas central heating and double glazing throughout.

Situated within easy reach of Nottingham City Centre, the property also offers excellent access to the Queens Medical Centre, University of Nottingham, major road links including the A52 and M1, along with nearby public transport routes and local shops and amenities.

An early viewing comes highly recommended in order to fully appreciate the accommodation and convenient location on offer.



### Garage

15'11" x 11'2" approx (4.85m x 3.40m approx)  
Double doors to the front elevation with additional access door, ceiling light points, power point, door leading to the inner lobby.

### Inner Lobby

5'07" x 10'11" approx (1.70m x 3.33m approx)  
UPVC double glazed door to the front elevation, staircase leading to the first floor landing, internal door leading through to the garage.

### First Floor Landing

Ceiling light point, staircase leading to the second floor landing, panelled doors leading off to:

### Dining Kitchen

15'10" x 10'11" approx (4.83m x 3.33m approx)  
UPVC double glazed picture window to the rear elevation, a range of matching wall and base units incorporating worksurfaces over, stainless steel sink with mixer tap above, tiled splashbacks, wall mounted gas central heating combination boiler providing hot water and central heating to the property, space and point for a freestanding cooker, space and point for a freestanding fridge freezer, wall mounted radiator, linoleum floor covering, ceiling light point, ample space for a dining table.

### Living Room

15' x 10'10" approx (4.57m x 3.30m approx)  
UPVC double glazed window to the front elevation, ceiling light point.

### Second Floor Landing

Ceiling light point, storage cupboard, panelled doors leading off to:

### Family Bathroom

7'11" x 4'07" approx (2.41m x 1.40m approx)  
Three piece suite comprising panelled bath, low level flush WC, vanity wash hand basin with storage cupboards below, wall mounted radiator, ceiling light point, extractor fan, tiled splashbacks.

### Bedroom One

12'3" x 11' approx (3.73m x 3.35m approx)  
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobes providing further additional storage space.

### Bedroom Two

10'11" x 11' approx (3.33m x 3.35m approx)  
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 15mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

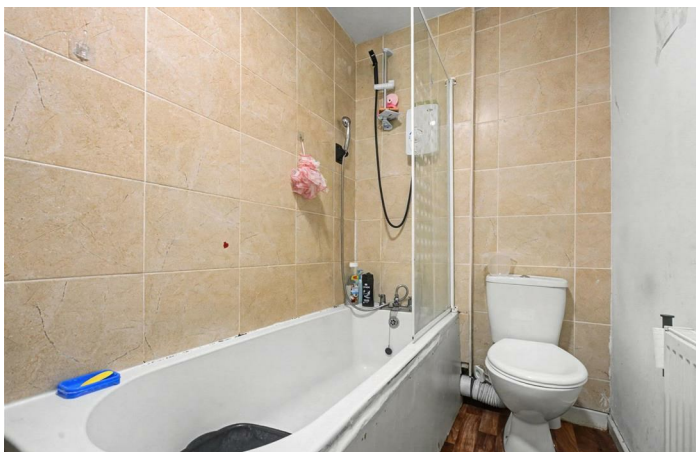
Flood Risk: No flooding in the past 5 years

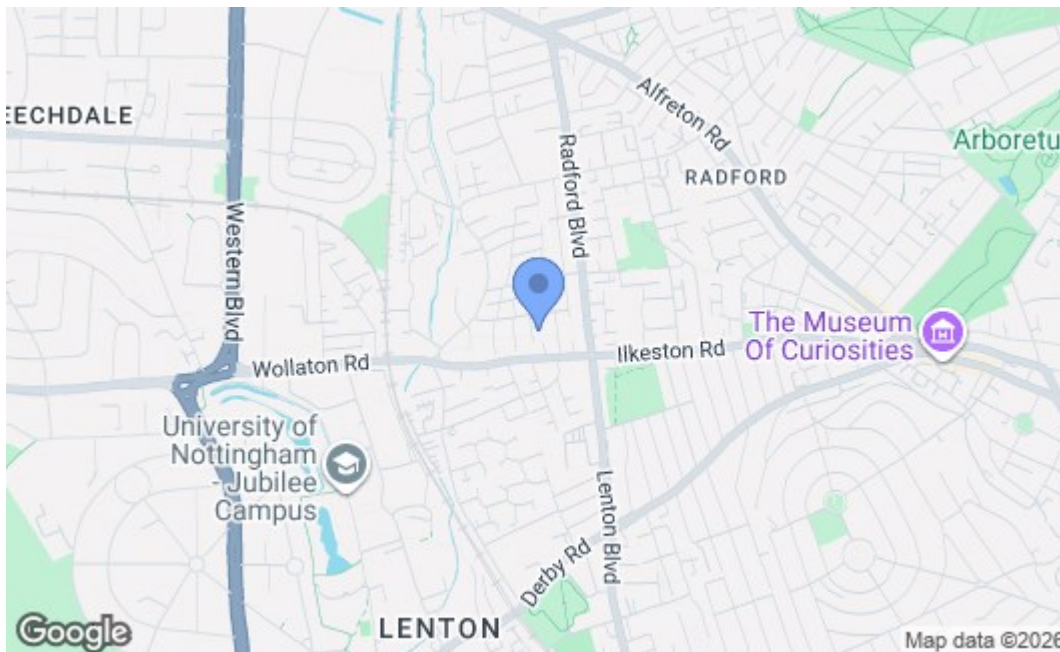
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			85
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.