



**Smiths**  
your property experts

# Walcot Green

Clifton, Nottingham

- No upward chain
- Lovely semi-detached family home
- Residential area with a green space to the front
- Modern kitchen/diner overlooking the garden
- Spacious bay-fronted sitting room
- Three bedrooms and a refitted shower room
- Downstairs utility room/WC
- Secure and private lawned rear gardens

## General Description

Smiths Property Experts are delighted to offer to this market, with no upward chain, this lovely three-bedroom home affronting a smart green in Clifton, Nottingham.

The property is situated in a quiet and established residential area with a lovely green space to the front. Clifton is conveniently located for easy access to Nottingham city centre, and benefits from excellent transport links, including a nearby tram stop. Attenborough Nature Reserve and Rushcliffe Country Park are also within easy reach.

The property would make an excellent purchase for a first-time buyer.





## The Property

The property has been occupied by the same family for over 50 years. Having been lovingly maintained, the kitchen and bathroom suites are modern, as is the central heating boiler. The living accommodation is bright and spacious, extending to 800 square feet over two floors, with gas central heating and uPVC double glazing throughout. The accommodation comprises, in brief, an entrance hall with a cloak cupboard, a bay fronted sitting room, a modern kitchen/diner overlooking the gardens, a rear lobby, and a utility room/WC. Upstairs are three good-sized bedrooms (two large doubles) and a refitted shower room.

## The Outside

The property sits behind Walcott Green, with mature front gardens and an established evergreen hedgerow. To the rear are secure private gardens laid mainly to lawn. There is a useful timber shed at the bottom of the garden.





## Property Information

EPC Rating: D.

Council Tax Band: A.

Local Authority: Nottingham City Council.

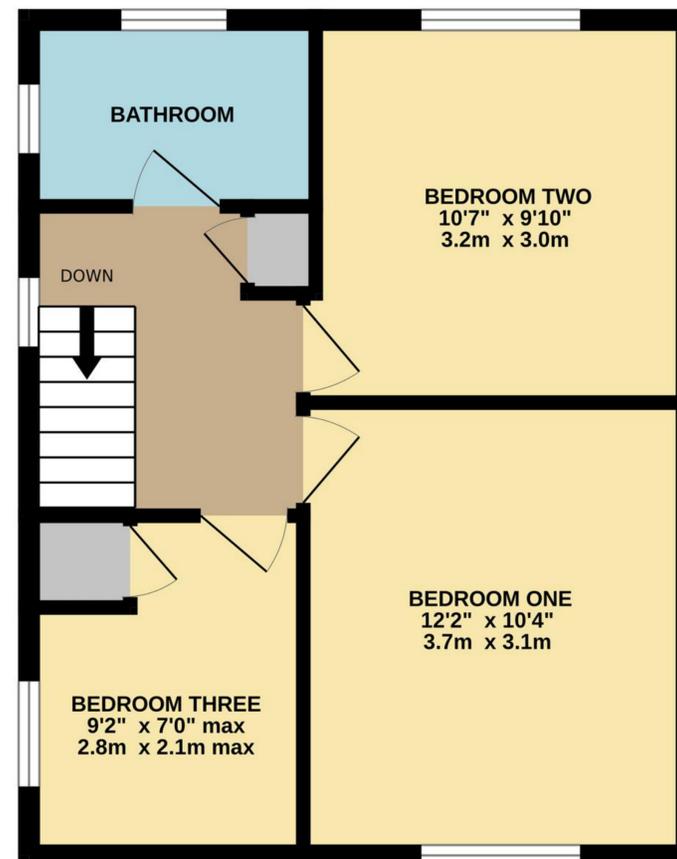
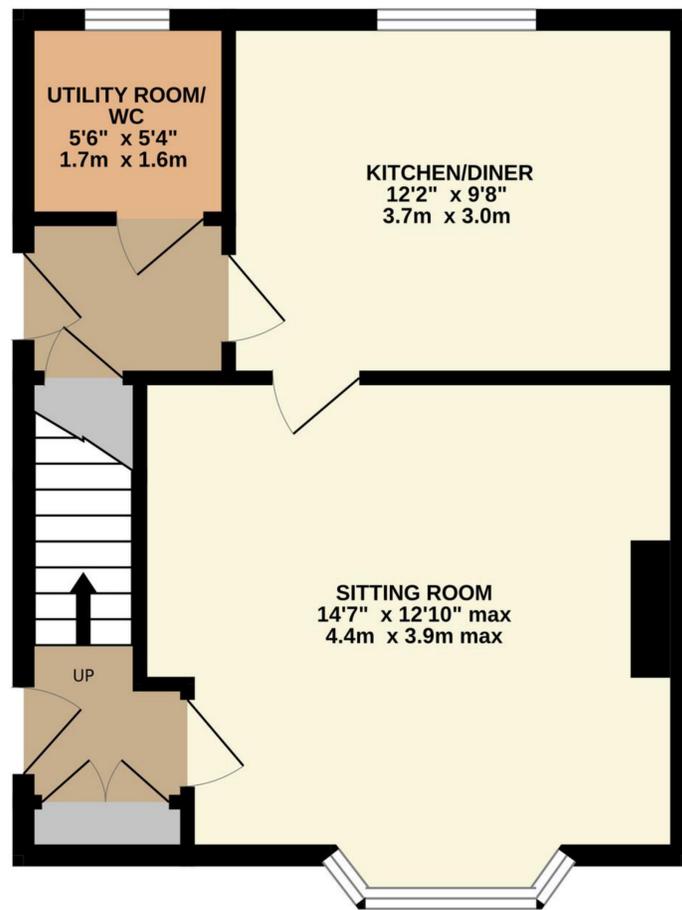
## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

## Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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