Robert Ellis

*look no further...*

Clifton Grove
Gedling, Nottingham NG4 4DQ

TWO BEDROOM MID TOWN HOUSE
SITUATED IN A QUIET CUL-DE-SAC
LOCATION

**Guide Price £150,000 Freehold**

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** GUIDE PRICE £150,000 - £160,000 **

A TWO BEDROOM MID TOWN HOUSE situated in a quiet and convenient residential cul-de-sac in the popular location of Gedling, ideally suited to first time buyers or investors.

The property benefits from gas central heating and double glazing throughout and in brief comprises an entrance lobby with staircase to the first floor, fitted kitchen with a range of wall and base units and a spacious lounge to the rear with sliding patio doors providing access to the enclosed rear garden.

To the first floor there are two bedrooms, including a main bedroom with built-in storage, and a bathroom fitted with a three piece suite incorporating a bath with electric shower over.

Outside, the property benefits from a driveway to the front providing off road parking and access to the garage. To the rear there is an enclosed garden laid mainly to lawn with fenced and walled boundaries, offering an ideal outdoor space.

Situated within easy reach of Gedling village, Arnold town centre and Mapperley Top, the property is well placed for local amenities, schools and excellent transport links to Nottingham city centre.

An internal viewing is highly recommended to fully appreciate the accommodation and potential on offer.

Entrance Lobby
UPVC double glazed door to the front elevation giving access to the entrance lobby comprising staircase leading to the first floor landing, door leading through to the kitchen.

Kitchen
7'22 x 8'39 approx (2.13m x 2.44m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, tiled splashbacks, vinyl flooring, space and point for a cooker, space and point for a freestanding fridge freezer, wall mounted radiator, UPVC double glazed window to the front elevation, door leading through to the lounge.

Lounge
13'77 x 11'51 approx (3.96m x 3.35m approx)
Carpeted flooring, wall mounted radiator, UPVC double glazed sliding doors leading out to the rear garden.

First Floor Landing
Carpeted flooring, access to the loft, doors leading off to:

Bathroom
5'38 x 5'13 approx (1.52m x 1.52m approx)
Vinyl flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, WC, handwash basin, bath with electric shower over.

Bedroom One
8'43 x 12'69 approx (2.44m x 3.66m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in storage cupboard housing the boiler.

Bedroom Two
5'38 x 8'31 approx (1.52m x 2.44m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

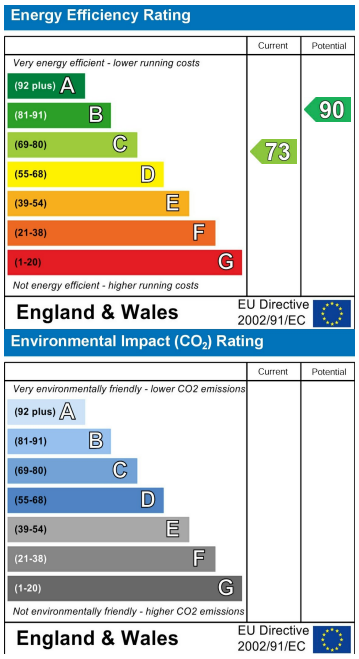
Outside

Front of Property
To the front of the property there is a driveway providing off the road parking with access to the garage.

Garage
Up and over door to the front elevation.

Rear of Property
To the rear of the property there is an enclosed rear garden being laid mainly to lawn with walled and fenced boundaries, access to the garage.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 8mbps Ultrafast 1800mbps
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




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.

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