



88 Farnborough Road

Clifton | NG11 8GF | Asking Price £200,000

ROYSTON
& LUND

- Two Double Bedrooms
- Open Plan Ground Floor
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- EPC Rating - B
- Well Presented Throughout
- Ground Floor WC
- Allocated Off Street Parking
- Excellent Transport Links
- Freehold - Council Tax Band - A





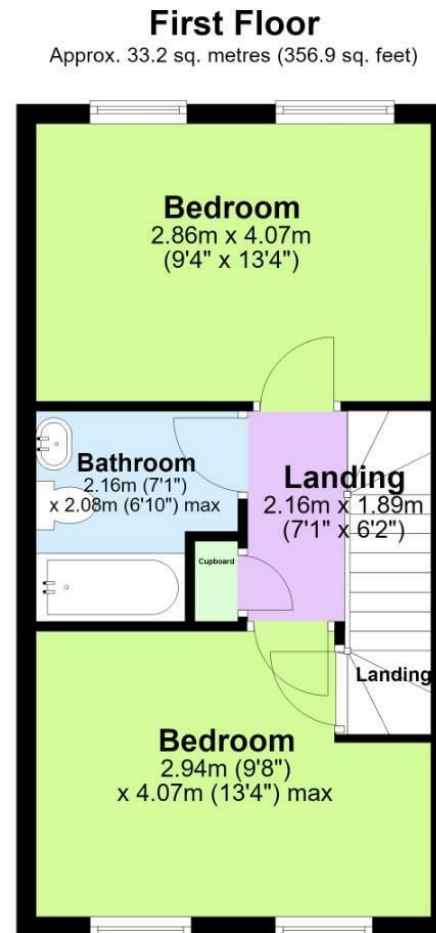
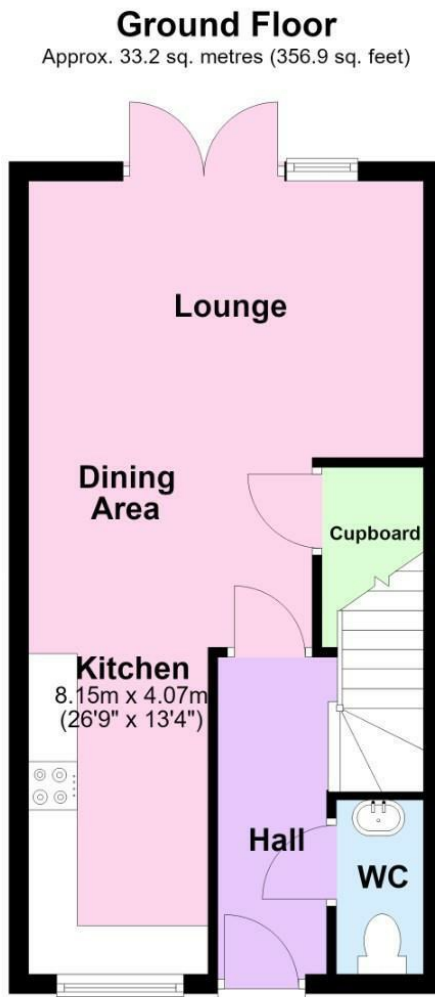
Royston and Lund are delighted to bring to the market this two-bedroom mid-terrace property located in Clifton. Boasting a convenient position close to numerous amenities, such as local shops, pubs and restaurants, Clifton also offers well-regarded local schools and excellent transport links to the surrounding suburbs and into the city centre. This property would be a perfect fit for first-time buyers, downsizers or even as a high-quality buy-to-let investment.

Ground floor accommodation comprises an entrance hall that leads into the main reception room, ground floor WC and stairs to the first floor. The open-plan kitchen and family room offers a generous amount of space, with French doors leading to the rear garden. The dining area provides plenty of room for the family, while the kitchen features high-quality units housing integrated appliances such as an oven, hob and extractor, along with plenty of space to add further freestanding appliances. The ground floor is completed with additional storage space within the lounge area.

To the first floor, there are two well-proportioned double bedrooms, with the second benefiting from an over-stairs cupboard, as well as additional storage to the landing. Both bedrooms share a modern three-piece suite bathroom consisting of a bath with a shower overhead, along with a wash basin and WC.

Facing the property, there is a lawned area in front of the front door, along with two allocated parking spaces.

To the rear, there is a low-maintenance garden with an initial patio and pathway leading towards the rear, a lawned area and a covered decking area, which provides the perfect opportunity for outdoor seating and/or alfresco dining.



Total area: approx. 66.3 sq. metres (713.7 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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& LUND**