



38 Stanesby Rise

Clifton | NG11 8BL | Asking Price £190,000

ROYSTON
& LUND

- Three Bedrooms
- Well Presented Throughout
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- EPC Rating - C
- Mid Terrace
- High Quality Fixtures And Fittings
- Ample Off Street Parking
- Excellent Transport Links
- Freehold - Council Tax Band - A





Royston and Lund are delighted to bring to the market this three-bedroom mid-terrace property located in Clifton. Situated close to numerous amenities such as local pubs, shops and cafés, not to mention being a short distance from many schools, this property would be a great fit for first-time buyers and/or a growing family.

Ground floor accommodation comprises an entrance hall that leads into the main reception room and stairs to the first floor. The living room is a generous size and features a front-aspect bay window, flooding the room with natural light, whilst offering plenty of space for the family. The kitchen/dining room is an ample space with high-quality base and wall units that house integrated appliances such as a double eye-level oven, hob and extractor hood, built-in dishwasher and washing machine, as well as under-unit space for a full American-style fridge and freezer. The dining area boasts plenty of space for the family whilst granting access to the rear garden through bi-fold doors.

To the first floor, there are three well-proportioned bedrooms. The main bedroom and bedroom two are both doubles, with the second bedroom benefiting from built-in wardrobes. The third bedroom is a spacious over-stairs single. All bedrooms share a three-piece suite bathroom consisting of a P-shaped bath with a shower overhead, along with a wash basin and WC.

Facing the property, there is ample off-street parking via a single driveway, along with permit on-street parking. To the rear, there is a low-maintenance, well-kept garden featuring patio areas and lawn space, providing spots for summer seating, with the garden as a whole enclosed by fenced borders.



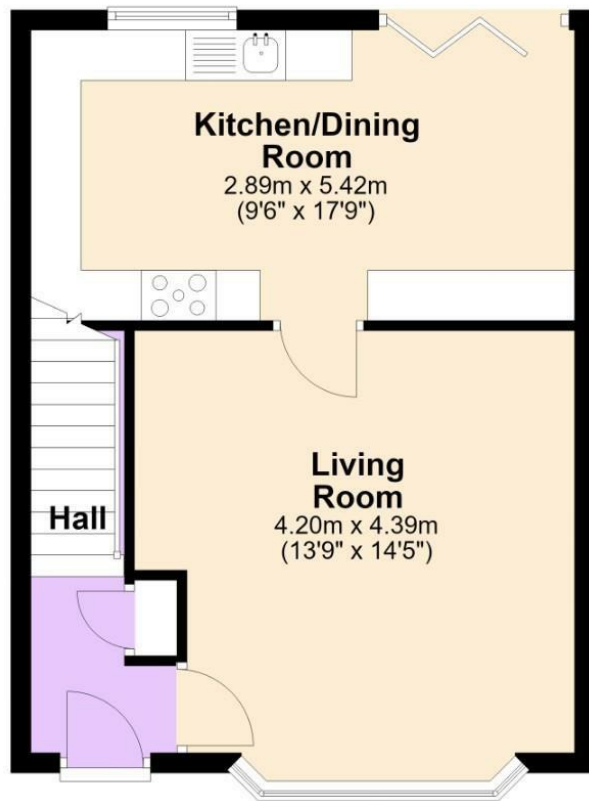
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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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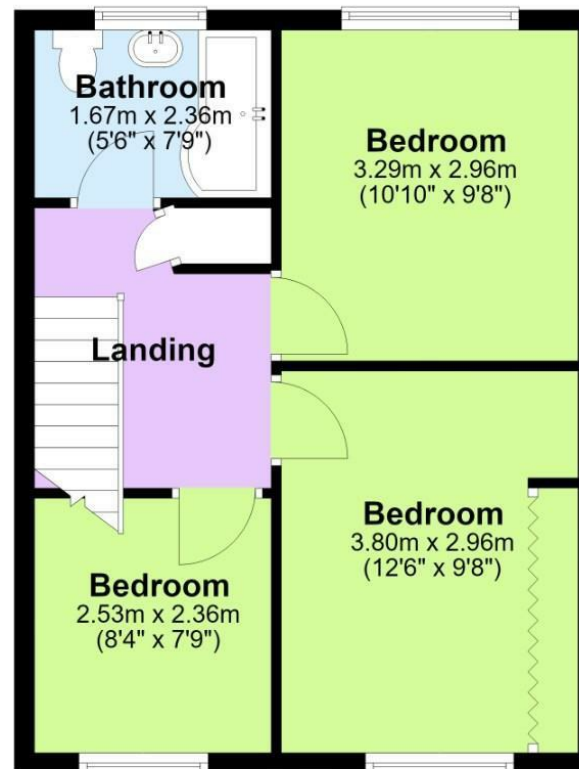
Ground Floor

Approx. 39.3 sq. metres (422.9 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 78.3 sq. metres (842.5 sq. feet)

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