



**Clifton Grove  
Gedling, Nottingham NG4 4DQ**

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

**Offers Over £170,000 Freehold**



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

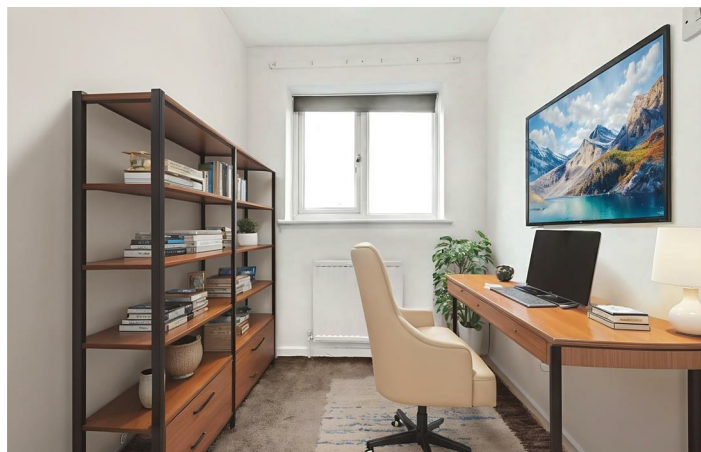
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(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 <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		
England & Wales 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.