



Clarence Road,  
Attenborough, Nottingham  
NG9 5HY

**£260,000 Freehold**



A three-bedroom, semi-detached property with the benefit of no upward chain.

Situated in the convenient location of Attenborough, you are positioned with a large range of local amenities close by including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered the ideal opportunity for a large variety of buyers including first time buyers, young families or anyone looking to relocate to this quite spot.

In brief the internal accommodation comprises; Entrance Space, Living Room, Kitchen Diner, and Conservatory to the ground floor. Then rising to the first floor are two double bedrooms, a further single bedroom and bathroom.

Outside the property to the front is a lawned garden with paved driveway. The rear is primarily lawned.

With the advantage of gas central heating and UPVC double glazing throughout this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to the entrance space.

### Lounge

12'7" x 12'10" (3.85 x 3.92)

Laminate flooring, with radiator and UPVC double glazed bay window to the front aspect.

### Kitchen

16'0" x 10'6" (4.89 x 3.22)

A range of wall and base units with work surfacing over, tiled splashbacks, and an island. Inset one and half bowl sink with drainer. Space and fittings for freestanding appliances to include gas cooker, fridge freezer and washing machine. UPVC double glazed door to the side passage.

### Conservatory

12'7" x 8'4" (3.86 x 2.56)

Tiled flooring, with radiator and UPVC double glazed French doors to the rear garden.

### First Floor Landing

UPVC double glazed window to the side aspect.

### Bedroom One

9'9" x 11'5" (2.99 x 3.48)

Laminate flooring, with radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

9'8" x 10'6" (2.97 x 3.22)

Carpeted room, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

5'11" x 7'7" (1.81 x 2.33)

Laminate flooring, with radiator, fitted storage and UPVC double glazed window to the front aspect

### Bathroom

Incorporating a three-piece suite comprising low flush wc, pedestal wash hand basin and walk in mains powered shower. Part tiled walls, heated towel rail, UPVC double glazed window to the rear aspect and access to the loft hatch.

### Outside

To the front is a lawned garden with paved driveway to the side and gated access to the rear. This is primarily lawned with a decked seating area.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

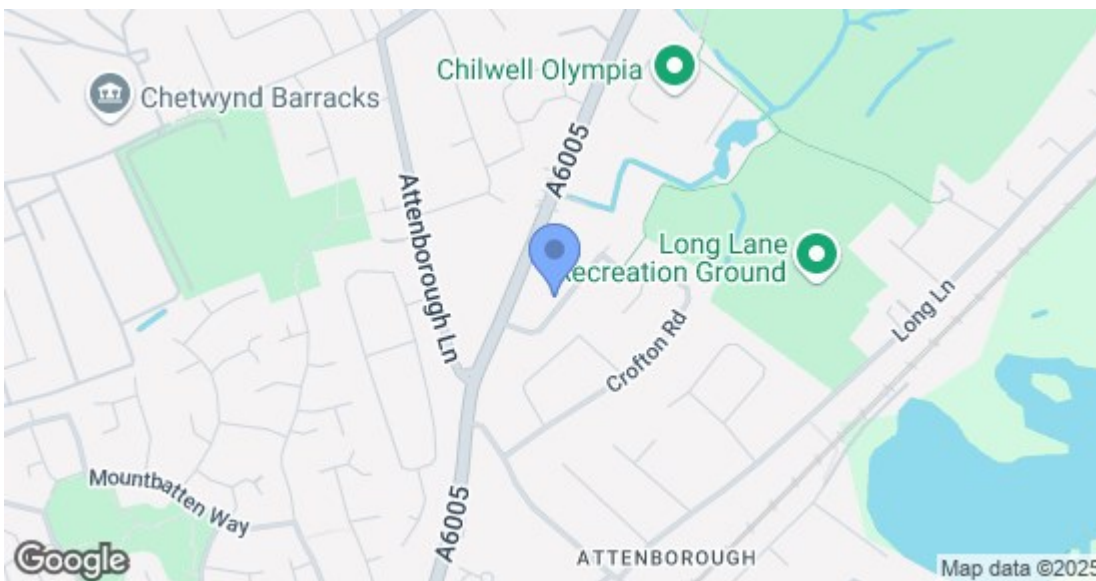
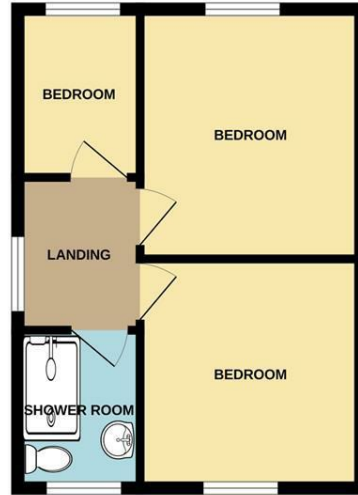
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.