



Chalfield Close,  
Clifton, Nottingham  
NG11 9LE

**£210,000 Freehold**



Situated in an increasingly popular residential suburb within walking distance of the main shopping precinct in Clifton as well as a tram stop, local schools and Clifton Campus of Nottingham Trent University. The A453 is just a short drive away giving easy access to the M1 and East Midlands Airport.

This recently refurbished property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises, An entrance hall, large lounge, open plan kitchen diner and downstairs WC. Then rising to the first floor are three well proportioned bedrooms and bathroom.

Outside to the front is a lawned garden with footpath to the front door and gated side access to the rear. This is primarily lawned with a paved seating area.

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 hall with laminate flooring and radiator.

### Lounge

20'3" x 11'1" (6.19m x 3.39m )

A spacious reception room, with laminate flooring, two radiators, UPVC double glazed window to the front aspect and UPVC double glazed French doors to the rear garden.

### Kitchen Diner

13'5" x 10'11" (4.11m x 3.35m )

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer, inset 5 ring gas hob with extractor fan above and integrated electric oven and dishwasher. Space and fittings for freestanding fridge freezer and UPVC double glazed window to the rear garden.

### Downstairs WC/Utility

5'8" x 4'5" (1.74m x 1.37m )

Low flush WC and wash hand basin with radiator. Space and fittings for freestanding washing machine.

### First Floor Landing

A carpeted landing with a useful storage cupboard.

### Bedroom One

11'4" x 10'8" (3.46m x 3.26m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

### Bedroom Two

13'2" x 8'7" (4.03m x 2.63m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

### Bedroom Three

10'8" x 7'10" (3.27m x 2.41m)

A carpeted bedroom, with radiator and UPVC double glazed window to the front aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, 'P' shaped bath with mains

power shower above, heated towel rail and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property is a lawned garden with hedged boundaries and a paved footpath to the front door and gated side access. The rear garden is also primarily lawned with a paved 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

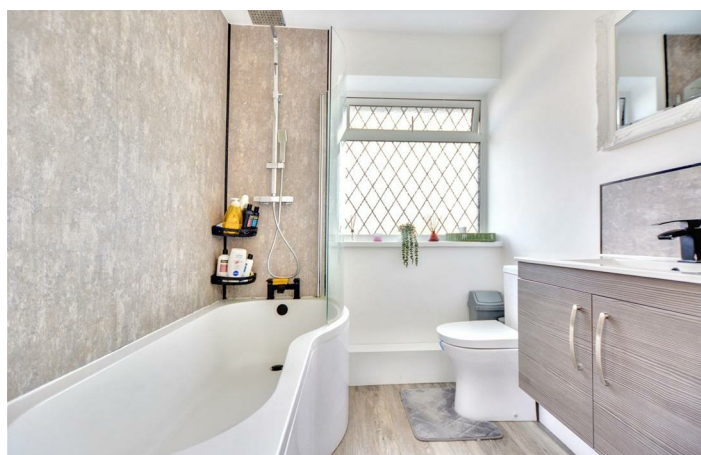
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

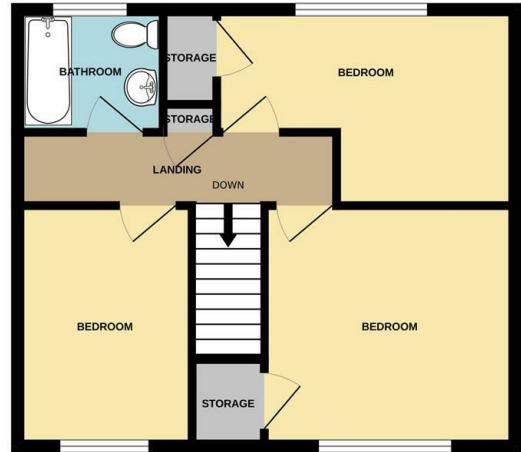
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose.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



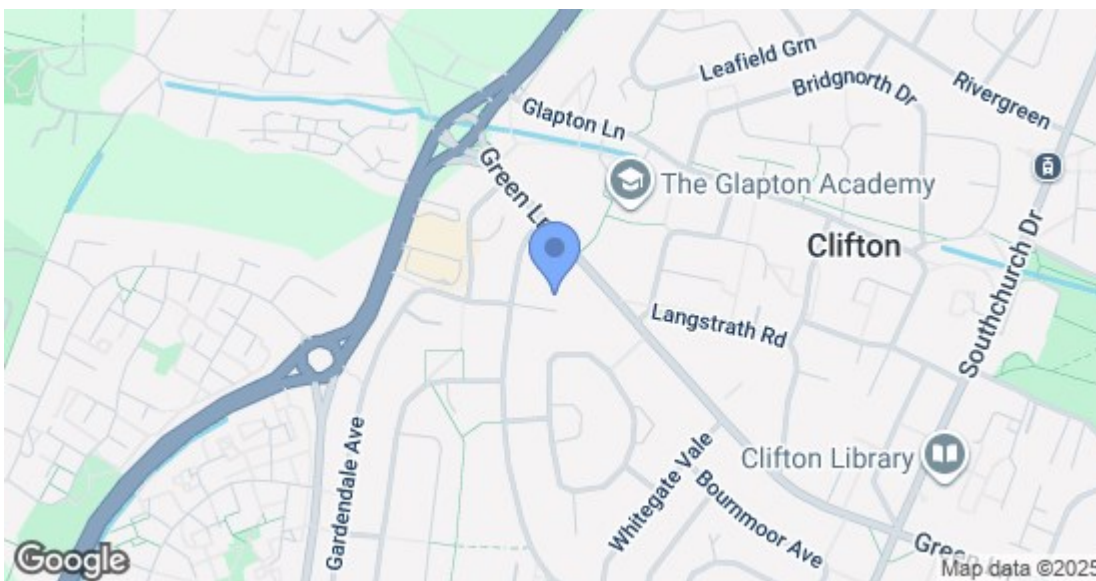
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		74	
(55-68) D			
(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	

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