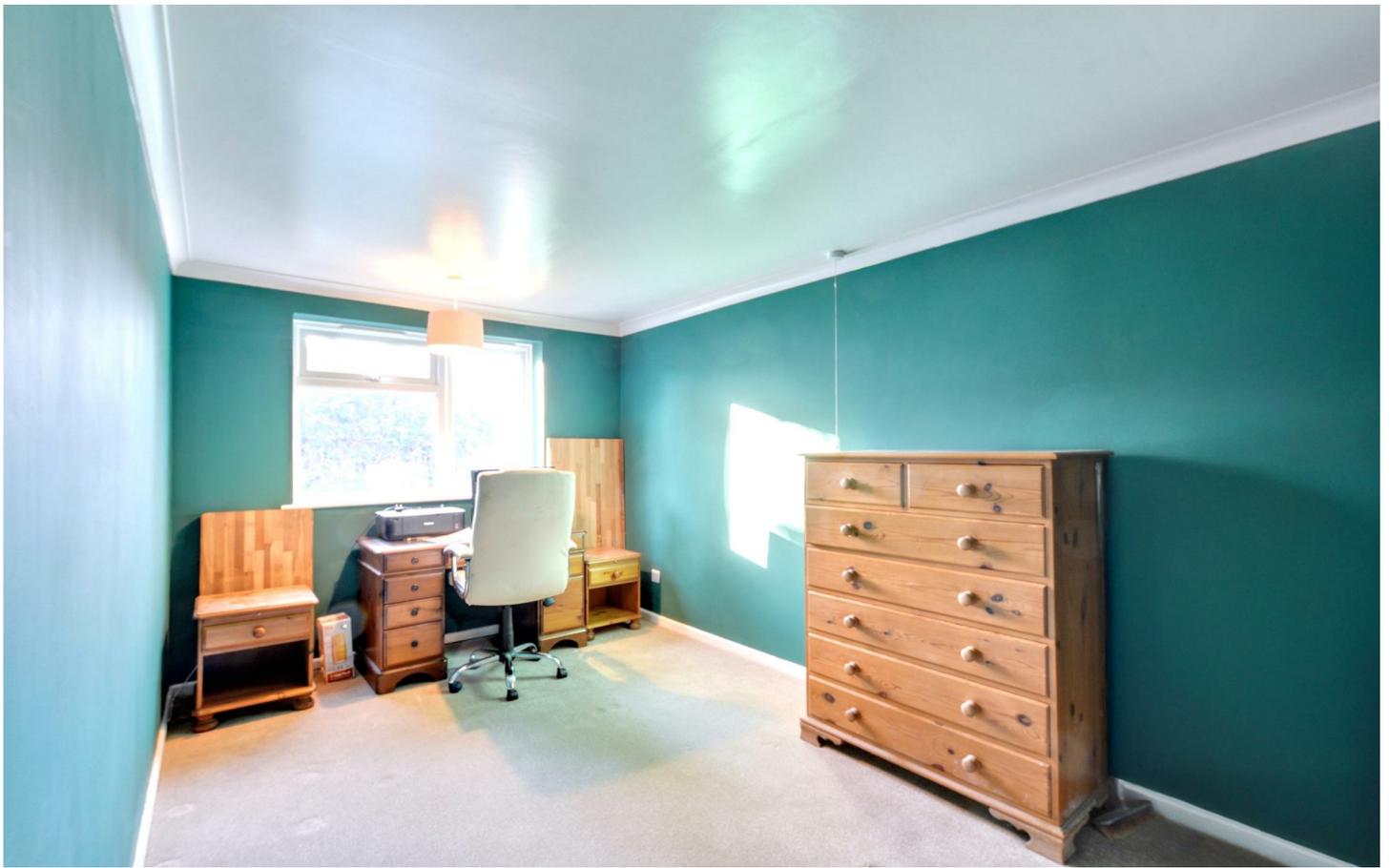




Gervase Gardens,  
Clifton Village, Nottingham  
NG11 8LZ

**£220,000 Freehold**



A spacious two-bedroom, mid terrace bungalow with the benefit of no upward chain.

Tucked away in a quiet cul-de-sac, in Clifton Village you are ideally located with access to a wide range of local amenities including shops, restaurants, healthcare facilities, supermarkets, schools and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including anyone looking to downsize to ground floor living or purchasers looking to relocate to this popular and convenient spot.

In brief the internal accommodation comprises: an entrance hall, living room, breakfast kitchen, two double bedrooms and bathroom.

Outside the property has a lawned frontage with paved driveway providing off-road parking. The private, enclosed garden is primarily lawned with a paved seating area.

Having been a fantastic home for a number of years, this delightful property is offered to the market with the advantage of electric heating, UPVC double glazing throughout and is well worthy of an early internal viewing.



### Entrance Porch

UPVC double glazed door through to tiled porch.

### Entrance Hall

Secondary UPVC double glazed door through to the kitchen.

### Kitchen

13'1" x 10'2" (4.00m x 3.11m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with mixer tap, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and washing machine, and UPVC double glazed window to the front aspect.

### Living Room

17'3" x 12'9" (5.26m x 3.90m )

A carpeted reception room, with electric radiator and UPVC double glazed French doors out to the rear garden.

### Inner Hallway

Hallway with vinyl flooring and cupboard housing the water tank.

### Bedroom One

14'11" x 8'9" (4.57m x 2.67m )

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

### Bedroom Two

12'4" x 12'0" (3.78m x 3.67m )

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

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk-in controlled shower, wall mounted towel rail and 2 UPVC double glazed windows to the rear aspect.

### Outside

To the front of the property is a lawned garden with paved driveway leading to the garage. The enclosed rear garden is primarily lawned with paved seating area.

### Garage

Up and over door to the front, power points.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

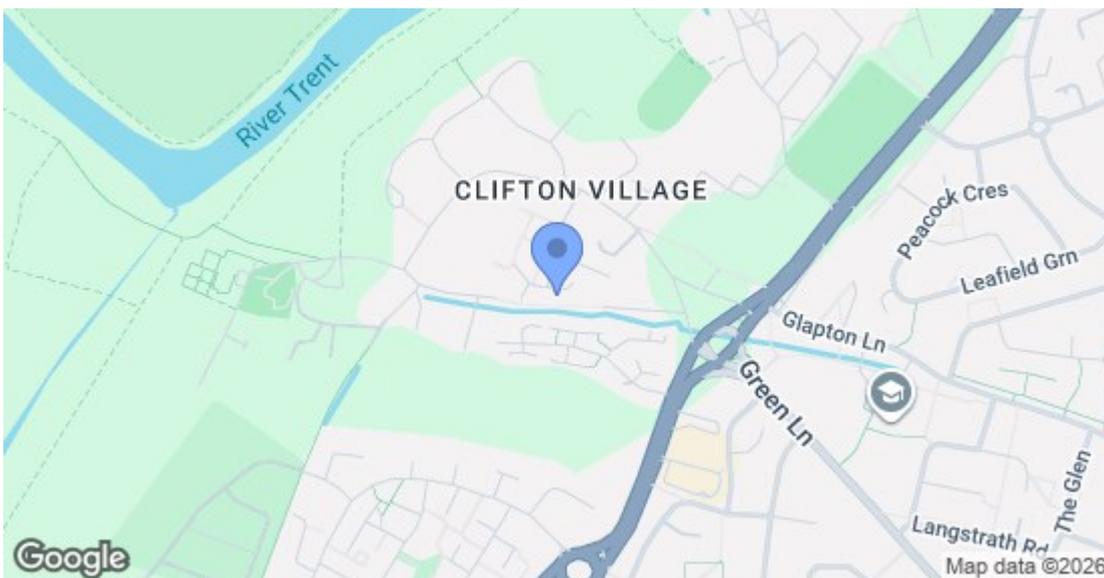
Does the property have spray foam in the loft?: No

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		28	
(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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