



Clifton Crescent,  
Attenborough, Nottingham  
NG9 6DA

**£215,000 Freehold**



An extended two-bedroom semi-detached property in a quiet Cul-De-Sac

Situated in Attenborough you are within close proximity to a wide range of local amenities including shops, public houses, healthcare facilities, restaurants, and transport links.

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

In brief the internal accommodation comprises; an entrance space, living room, dining room, breakfast kitchen and downstairs shower room. Then rising to the first floor are two double bedrooms and bathroom.

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

With the benefit of gas central heating and no upward chain this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed door through to the entrance space with laminate flooring.

### Living Room

12'10" x 11'1" (3.92m x 3.38m)

Laminate flooring, with radiator, gas fireplace, access to under stairs storage cupboard and UPVC double glazed window to the front aspect.

### Breakfast Kitchen

14'11" x 10'8" (4.57m x 3.26m)

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap, inset electric hob with extractor fan above and integrated electric oven and microwave. Space and fittings for freestanding fridge freezer, wall mounted boiler, laminate flooring, UPVC double glazed window and door to the rear garden.

### Dining Room

12'3" x 9'1" (3.74m x 2.77m)

Laminate flooring, with radiator and UPVC double glazed French door to the rear garden.

### Downstairs Shower Room

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains control shower, part tiled walls and UPVC double glazed window to the front aspect.

### First Floor Landing

UPVC double glazed window to the side aspect and access to the loft hatch.

### Bedroom One

15'1" x 10'11" (4.60m x 3.34m)

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

### Bedroom Two

9'1" x 7'10" (2.78m x 2.39m)

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

### Bathroom

Incorporating a three piece suite comprising low flush WC,

pedestal wash hand basin, bath with electric shower above and glass shower screen, fully tiled walls, radiator and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property is a lawned garden with well established trees and shrubbery with a paved driveway with ample off street parking. The rear is then primarily lawned with a paved seating area and greenhouse.

### 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

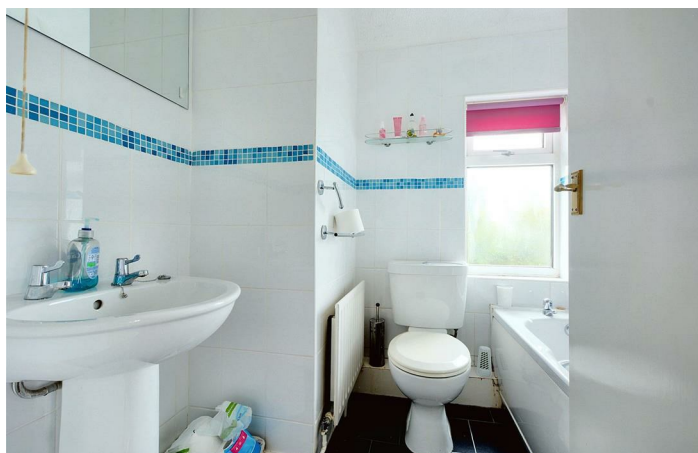
Planning Permissions/Building Regulations: Obtained for completed work.

Accessibility/Adaptions: None

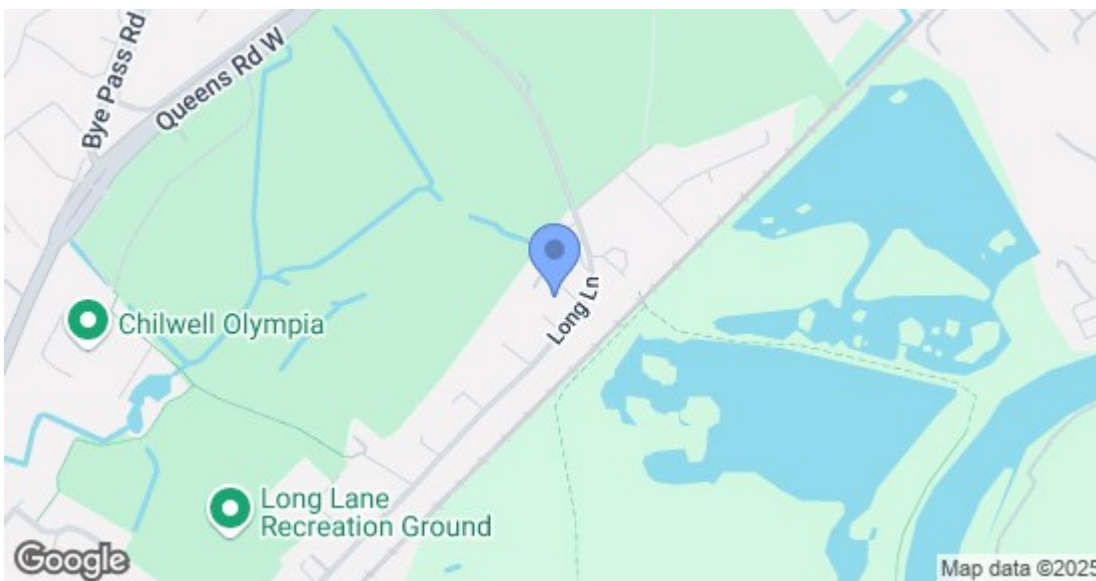
Has the Property Flooded?: No

### 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.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.