



Bridgnorth Drive,
Clifton, Nottingham
NG11 8DT

£250,000 Freehold



An end of terrace property, with a loft conversion providing four well proportioned bedrooms.

In brief, the internal accommodation comprises; An entrance space, living room and kitchen diner to the ground floor. Then rising to the first floor is three bedrooms and family bathroom, then on the top floor is a large main bedroom with ensuite.

To the front of the property is lawned garden, with mature shrubs and driveway with ample off-street parking for one car standing. The rear then has a paved seating area and artificial lawn.

Situated within close proximity to a large variety of local amenities including supermarkets, restaurants, and public houses. The Clifton Campus university is also within walkable distance, along with easy access to bus and tram links in and around the city of Nottingham.

The property would make an ideal purchase for a variety of buyers including first time buyers, buy to let investors or growing families.

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 access to a useful storage cupboard.

Living Room

13'10" x 13'4" (4.24m x 4.07m)

A reception room, with laminate flooring, radiator, and UPVC double glazed window to the front aspect.

Kitchen

17'10" x 9'6" (5.44m x 2.90m)

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 double microwave oven, fridge, freezer, and dishwasher. Freestanding appliances to include washing machine and dryer. UPVC double glazed window and French doors to the rear garden.

First Floor Landing

Carpeted landing with access to a storage cupboard.

Bedroom Two

12'11" x 10'0" (3.95m x 3.07m)

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

Bedroom Three

10'8" x 10'0" (3.26m x 3.06m)

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

Bedroom Four

7'10" x 7'6" (2.39m x 2.31m)

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

Second floor landing

Main Bedroom Suite

17'3" x 13'10" (5.26m x 4.24m)

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

Outside

To the front is a lawned garden, with mature shrubs and driveway with ample off-street parking for one car standing and gated access to the rear. This is primarily lawned with astroturf, a paved seating area and fenced boundaries.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: Yes

Building Safety: Yes - for completed loft conversion.

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

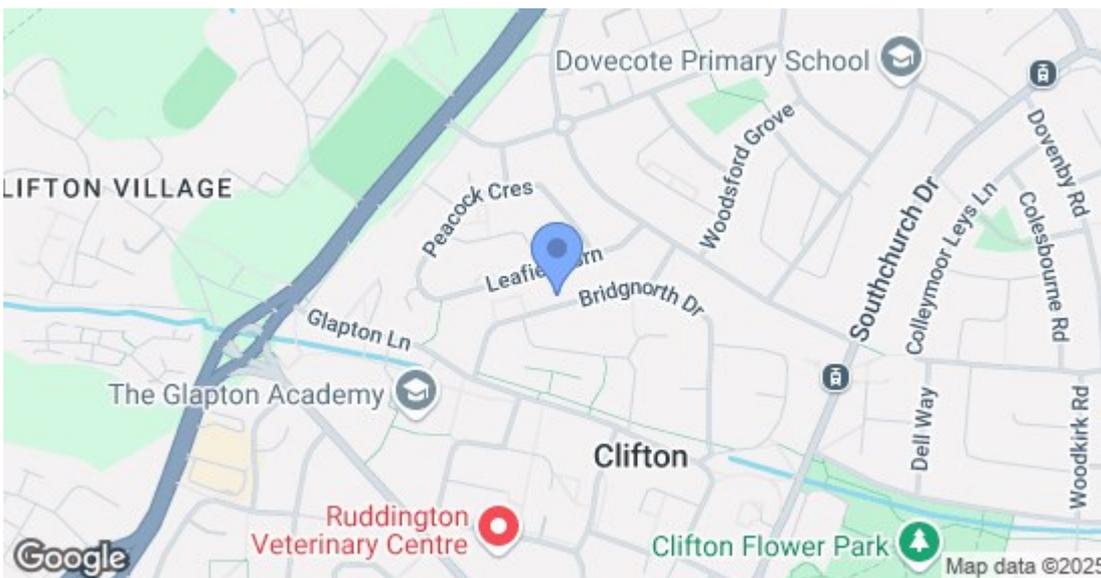
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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