



Summerwood Lane,  
Clifton, Nottingham  
NG11 9FZ

**£165,000 Freehold**



A traditionally styled and constructed 1950's built three-bedroom semi-detached house.

Available to the market with the benefit of chain free vacant possession, this property does require some upgrading, though is an excellent opportunity for the incoming purchaser to remodel and improve to their taste and requirements.

In brief the internal accommodation comprises: entrance hall, lounge diner, kitchen, store, rising to the first floor are three good sized bedrooms, and a modern shower room.

Outside the property has a drive to the front, and raised borders, and to the rear has an enclosed, easily managed garden with yard, lawn and raised borders.

Occupying an established and sought-after residential location, conveniently situated for local shops, the NET Tram and a range of other facilities this excellent house will appeal to a variety of potential purchasers.



### Entrance Hall

UPVC double glazed entrance door, stairs off to first floor landing, storage/meter cupboard.

### Lounge Diner

22'4" x 11'3" (6.82m x 3.43m )

UPVC double glazed window to the front, UPVC double glazed patio doors to the rear and radiator.

### Kitchen

10'11" x 7'8" (3.33m x 2.35m )

Wall mounted, base unit, single sink and drainer with hot and cold tap, UPVC double glazed window and door to the exterior, and fitted cupboard.

### Store

7'7" x 5'6" (2.33m x 1.69m )

UPVC double glazed window, radiator, and under stairs cupboard.

### First Floor Landing

With loft hatch, airing cupboard housing the hot water cylinder.

### Bedroom One

11'7" x 10'2" (3.55m x 3.11m )

UPVC double glazed window, and cupboard housing the Glow Worm boiler.

### Bedroom Two

11'3" x 10'5" (3.44m x 3.18m )

UPVC double glazed window.

### Bedroom Three

11'7" x 5'8" (3.54m x 1.74m )

UPVC double glazed window and store cupboard.

### Shower Room

7'7" x 5'10" (2.33m x 1.79m)

With modern fixtures and fittings in white comprising: WC, pedestal wash-hand basin, shower cubicle with Mira shower over, wall mounted heated towel rail, fully tiled walls, extractor fan, and UPVC double glazed window.

### Outside

To the front the property has a drive, raised border to the

side, and path to the front door. To the rear the property has yard/patio area, outside tap, raised borders, primarily lawned garden with shrubs.

### 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

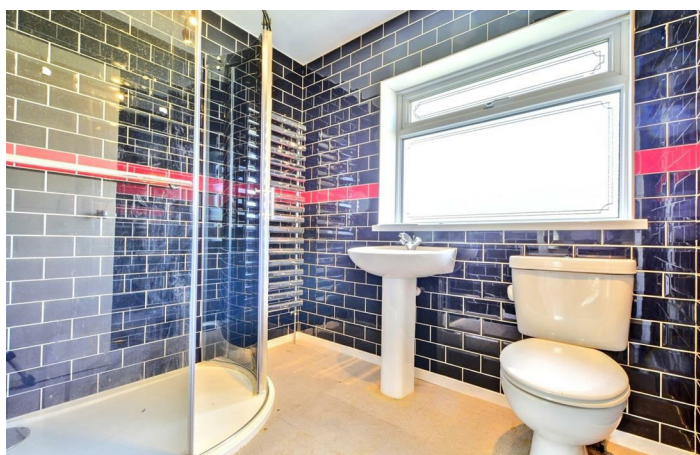
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

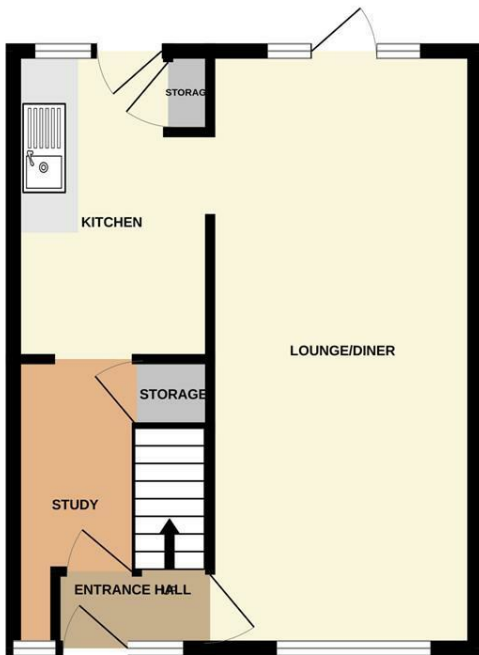
### Disclaimer:

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.

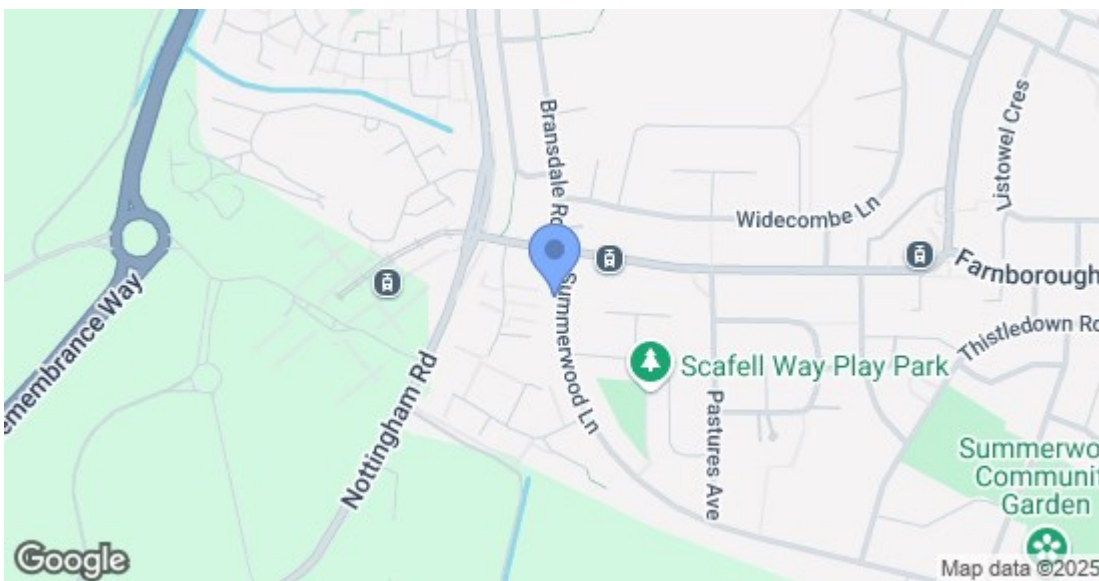
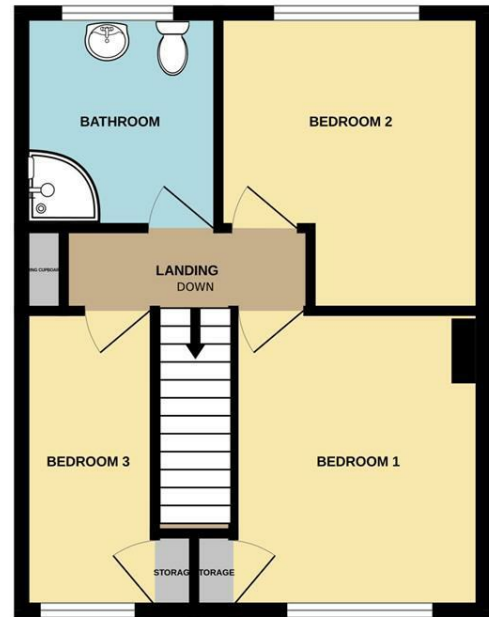




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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