



Conifer Crescent,  
Clifton, Nottingham  
NG11 9EQ

**£260,000 Freehold**





A traditional three bedroom semi-detached property with a one bedroom annex at the rear.

In brief, the internal accommodation comprises: entrance hall, open plan living and dining room, kitchen, WC/utility and conservatory to the ground floor. Then to the first floor are three bedrooms and family bathroom.

The annex benefits from a living room, with kitchen, bedroom and bathroom, across one floor.

To the front of the property is an enclosed lawned garden. The rear is then paved and pebbled for low maintenance.

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 that would benefit from a self contained annex.

With the advantage of gas central heating, solar panels 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.

### Living Dining Room

19'3" x 11'1" (5.88 x 3.40)

A carpeted reception room with two radiators, UPVC double glazed window to the front aspect, and UPVC double glazed sliding door to the conservatory.

### Conservatory

12'9" x 9'0" (3.91 x 2.76)

Brick and UPVC construction, tiled flooring and UPVC double glazed French doors out to the rear garden.

### Kitchen

13'1" x 10'10" (4.01 x 3.32)

Fitted with a range of wall, base, and drawer units, work surfaces with tiled splashback, sink and drainer unit with mixer tap, integrated electric oven with inset gas hob above and extractor fan over, integrated fridge, freezer and dishwasher, UPVC double glazed window to the rear aspect and door to the side passage.

### Downstairs WC/Utility

Fitted with a low level WC, wall mounted wash hand basin, space and plumbing for washing and wall mounted boiler.

### First Floor Landing

Stairs rising from the ground floor and doors leading into the bathroom and three bedrooms.

### Bedroom One

14'4" x 10'9" (4.38 x 3.28)

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

### Bedroom Two

13'9" x 8'6" (4.20 x 2.60)

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

### Bedroom Three

10'9" x 7'9" (3.28 x 2.38)

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

### Bathroom

8'6" x 8'3" (2.60 x 2.52)

Fitted with a four piece suite comprising: panelled bath, walk in shower, low level WC, pedestal wash hand basin, part tiled walls, radiator and UPVC double glazed window to the rear aspect.

### Outside

To the front of the property is a lawned enclosed garden with fence boundaries and a large shed. To the rear there is low maintenance garden with a paved and pebbled seating area.

### Annex

UPVC double glazed door through to the open plan kitchen living area, access to the separate double bedroom and shower room.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: Yes- Owned

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

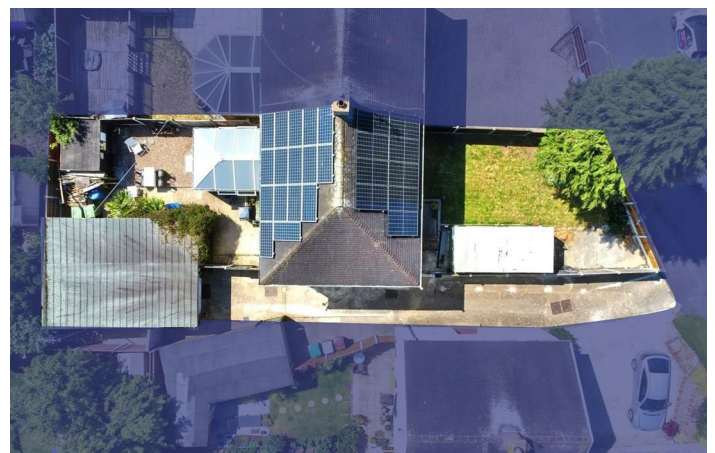
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: Shared Driveway

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.

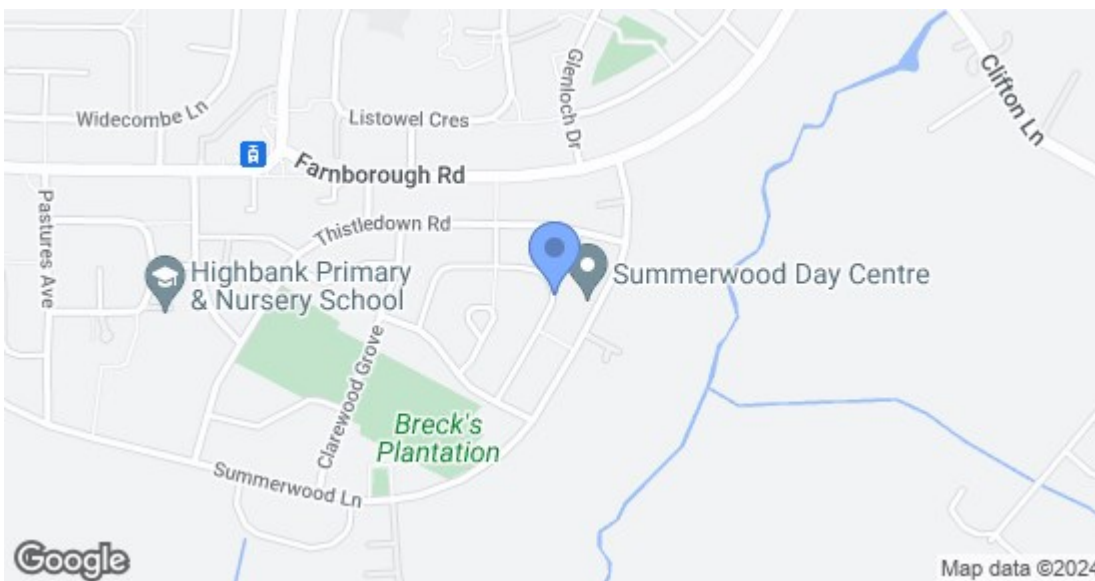
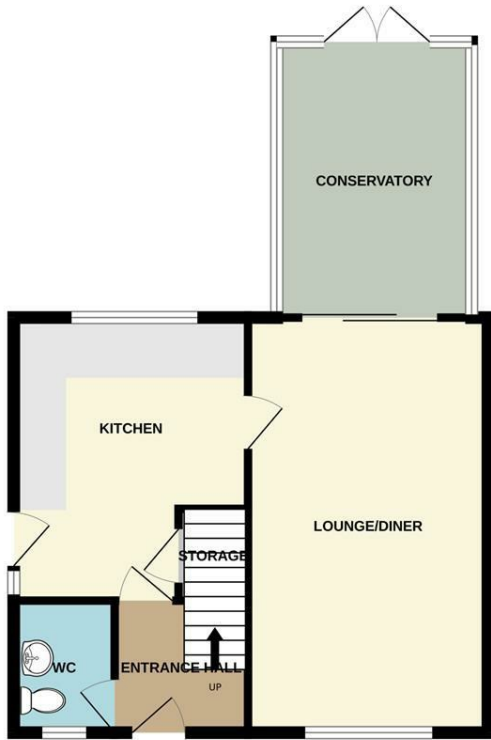




GROUND FLOOR



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		55	62
(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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