Robert Ellis
ESTATE AGENTS









# 45 Rivergreen, Clifton, Nottingham, NG11 8FU

## £1,200 Per Month

30-32 Derby Road, Stapleford, Nottingham, NG9 7AA
0115 9496740
staplefordlets@robertellis.co.uk

# 45 Rivergreen, Nottingham NG11 8FU

*** MODERN THREE BEDROOM SEMI-DETACHED HOUSE IN CLIFTON***

Robert Ellis are pleased to present to the market this beautifully presented three bedroom semi-detached house, situated on Rivergreen in the popular residential area of Clifton. The property is conveniently located close to a range of local shops, supermarkets, schools and amenities, as well as Nottingham Trent University's Clifton Campus. The nearby Rivergreen tram stop and regular bus services provide excellent transport links into Nottingham City Centre, whilst the A453 offers convenient access to the M1 motorway and East Midlands Airport.

Finished to a high standard throughout, the ground floor accommodation briefly comprises: entrance porch leading into a welcoming hallway with useful under-stairs storage, spacious lounge with feature fireplace, separate dining room and a modern fitted kitchen benefiting from a brand-new electric oven, gas hob, washing machine and dishwasher. The entire ground floor benefits from attractive marble-effect tiled flooring,

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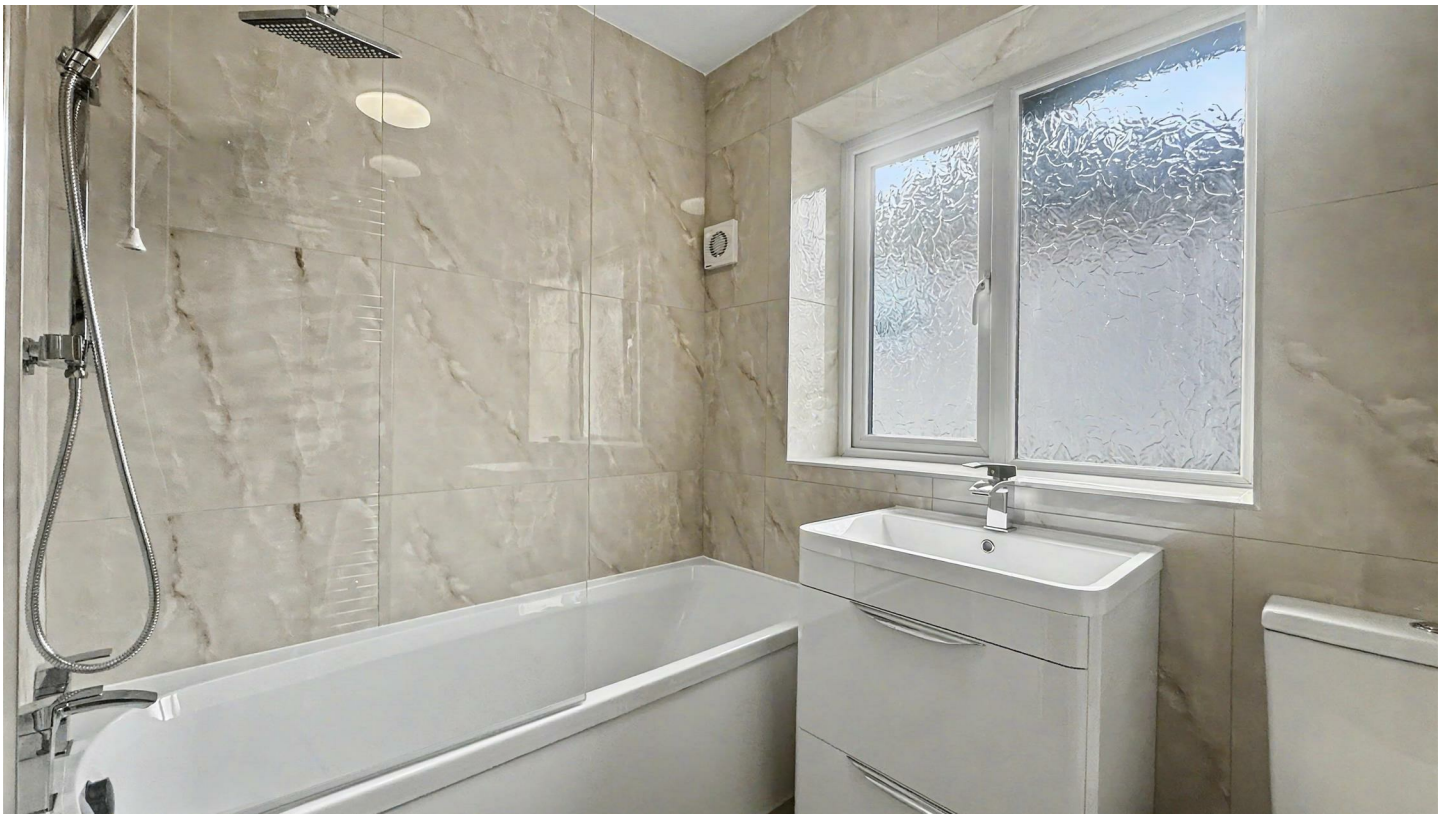
Council Tax Band: A









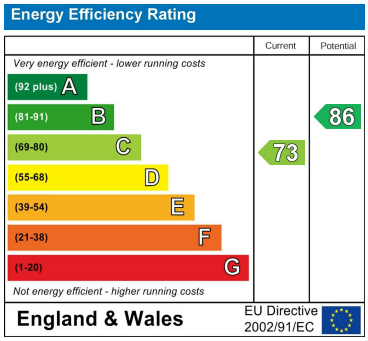

## Directions

## Viewings

Viewings by arrangement only. Call 0115 9496740 to make an appointment.

## EPC Rating:

C

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