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**DavidJames**  
the estate agent

**The Drift, Clifton, Nottingham, NG11 8FR**

**Guide Price £190,000**



## About This Property

This semi-detached home, offered with no upward chain, presents an ideal opportunity for both investors and families alike. Conveniently located just a short walk from Nottingham Trent University's Clifton Campus, it offers easy access to frequent bus and tram links to the city centre, making daily commutes a breeze. Upon entering, you'll find an entrance hall with understairs storage, leading to a spacious and light-filled lounge. The separate versatile dining/sitting room offers flexibility whilst the fitted kitchen boasts an integrated electric oven, gas hob, and extractor fan. Upstairs, three bedrooms provide comfortable living space, while the bathroom with a three-piece white suite adds convenience. Outside, a generous lawned rear garden offers lots of potential with access to useful storage outbuildings to the side of the house whilst off-street parking is available to the front. Viewing is highly recommended!

- Semi-detached house
- No upward chain
- Short walk to Nottingham Trent University's Clifton Campus
- Convenient access to frequent bus and tram links to the city centre
- Good-sized lounge and versatile dining room/second sitting room
- Fitted kitchen with integrated cooking appliances
- Three bedrooms
- Bathroom with a three-piece white suite
- Generous lawned garden with useful storage outbuildings
- Off-street parking to the front









Floor 0



Floor 1

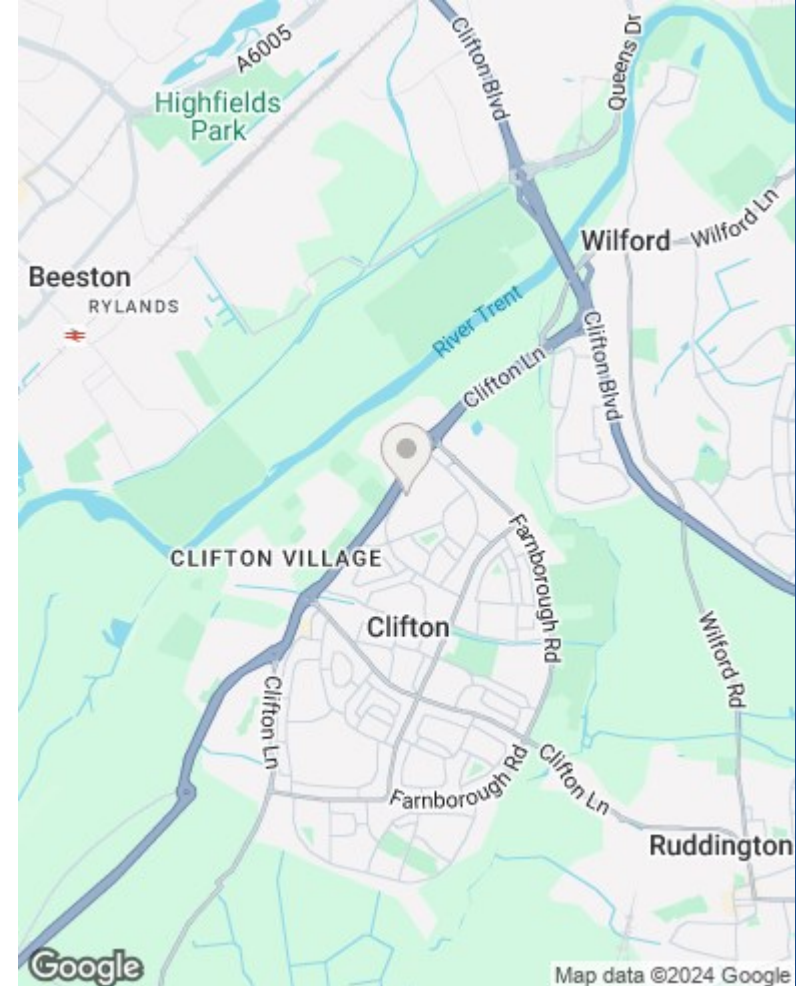


Approximate total area<sup>®</sup>  
75.93 m<sup>2</sup>  
817.35 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: A**  
**Nottingham City Council**  
**Freehold**

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