



3



2



1



C

DavidJames
the estate agent

The Drift, Clifton, Nottingham, NG11 8FR
Guide Price £190,000

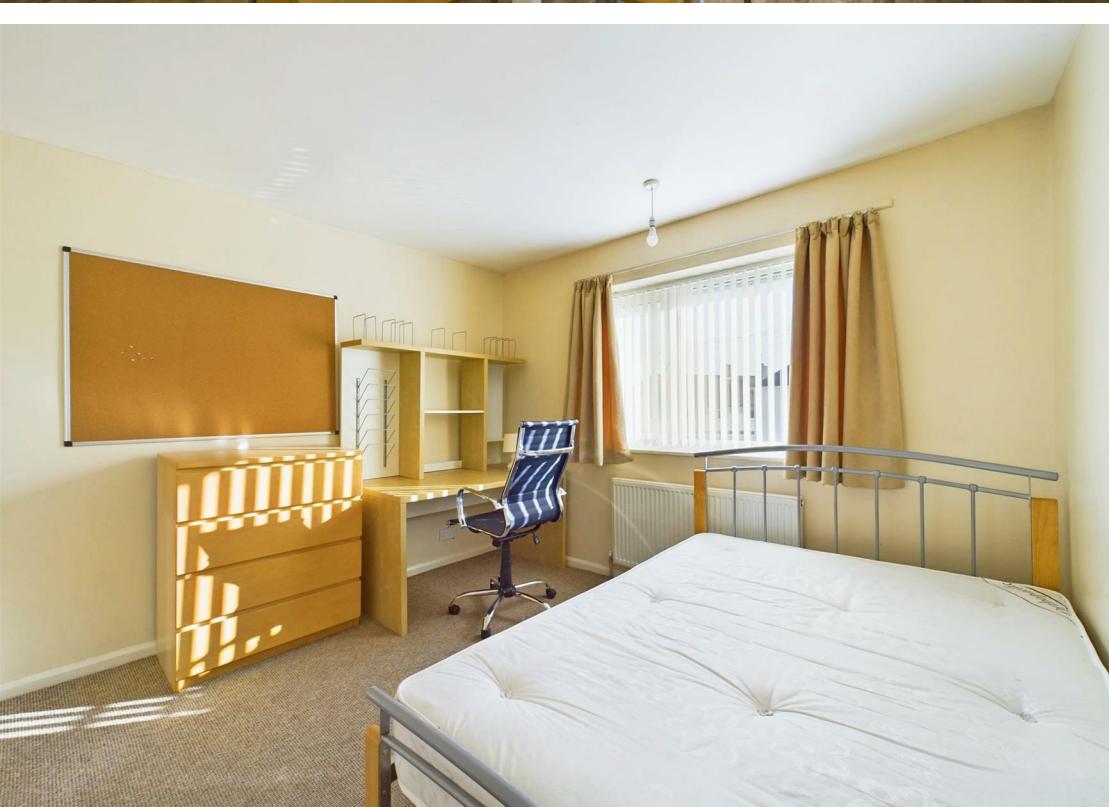
About This Property



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



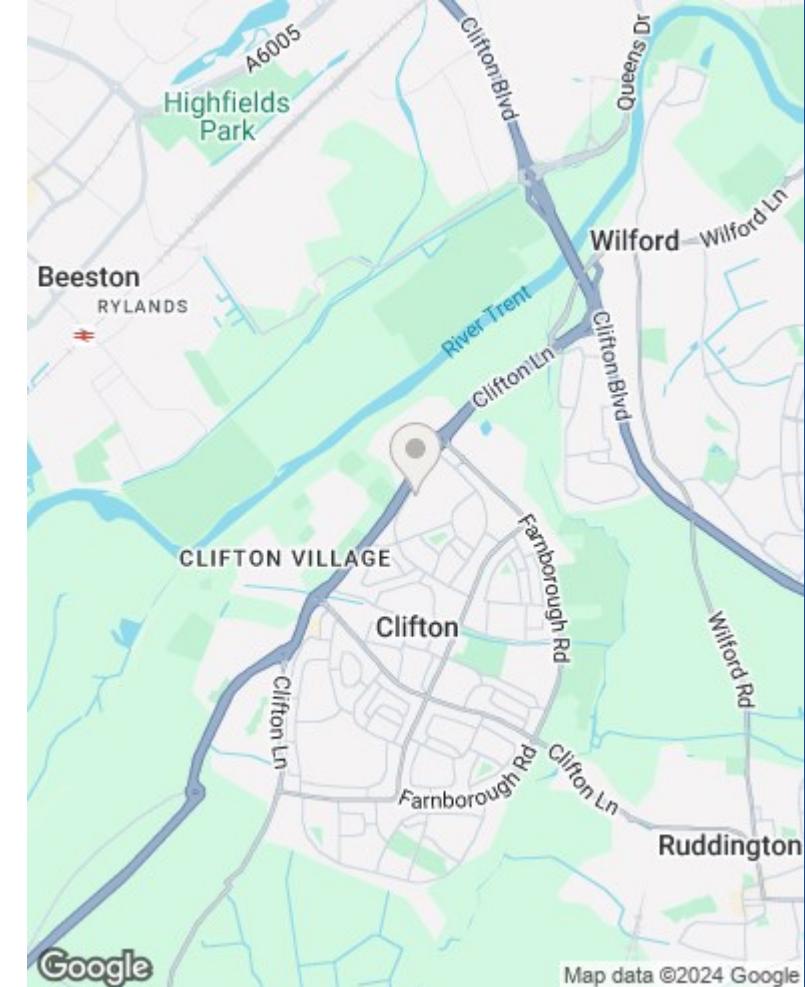
Approximate total area^(a)

75.93 m²
817.35 ft²

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.

GIRAFFE360



Map data ©2024 Google

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: A
Nottingham City Council
Freehold

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Nottingham, NG3 5JU
t: 0115 962 4213 e: mapperley@david-james.com

naea | propertymark

PROTECTED

 **The Property
Ombudsman**