



215 Gardendale Avenue

Clifton | NG11 9HN | Guide Price £165,000

ROYSTON
& LUND

- ***NO CHAIN***
- Mid-terraced house in Clifton
- Lounge with a bay window
- Dining kitchen
- Separate utility room
- Three bedrooms
- Bathroom/WC
- Front & rear garden
- Freehold - EPC rating
- Council tax band A
- TBC





NO CHAIN

Royston & Lund are pleased to present this mid-terraced house situated within the heart of Clifton. The property is located within close proximity to excellent amenities including local shops, tram links and well-regarded schools. There is generous accommodation over both floors which does require modernisation but boasts plenty of potential!

Entering the property you are greeted by the hall which provides access to the first floor via the stairs and access to the lounge. The lounge is a nicely-sized room with a bay window to the front elevation as well as a brick open fireplace. The dining kitchen includes a range of units as well as a stainless steel sink with a draining board and a mixer tap. There is the benefit of a separate utility room which has access to a storage cupboard and the back door to the rear garden.

To the first floor there are three ample-sized bedrooms which are complemented by a bathroom with a three piece suite including a bath with an overhead electric shower, pedestal wash basin and a WC.

The property is complemented by a low maintenance rear garden with mature shrubs and a patio area. There is also a front garden which could act as a driveway depending on correct permissions.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

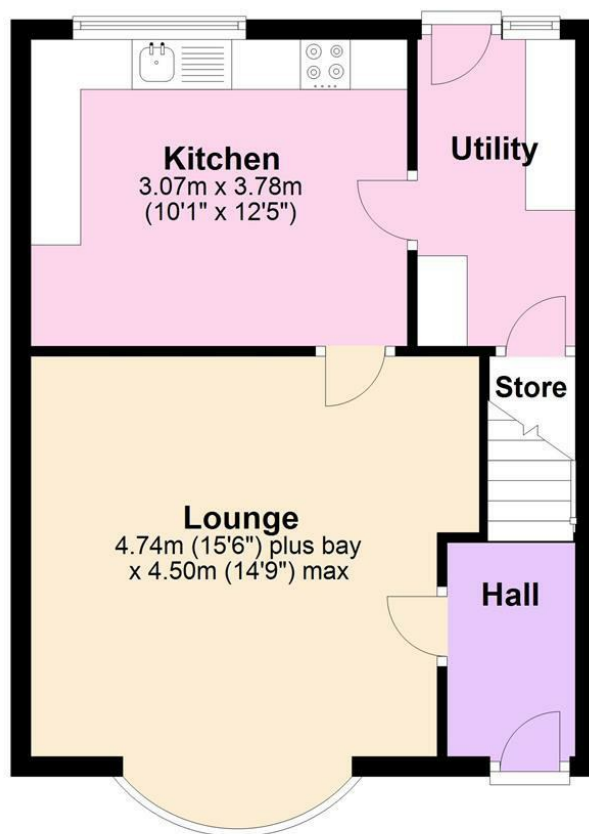
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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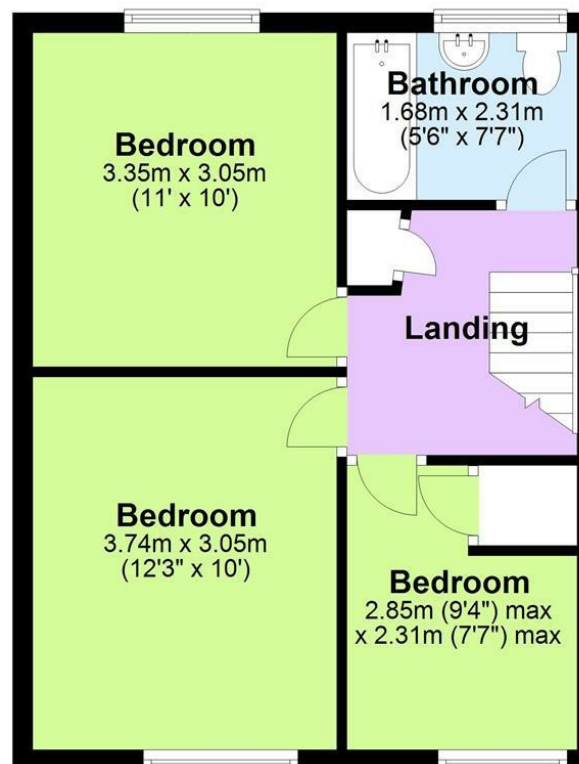
Ground Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



Total area: approx. 78.9 sq. metres (848.9 sq. feet)

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