



38 Stanesby Rise

Clifton | NG11 8BL | Asking Price £190,000

ROYSTON
& LUND

- Three Bedrooms
- Well Presented Throughout
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- EPC Rating - C
- Mid Terrace
- High Quality Fixtures And Fittings
- Ample Off Street Parking
- Excellent Transport Links
- Freehold - Council Tax Band - A





Royston and Lund are delighted to bring to the market this three-bedroom mid-terrace property located in Clifton. Situated close to numerous amenities such as local pubs, shops and cafés, not to mention being a short distance from many schools, this property would be a great fit for first-time buyers and/or a growing family.

Ground floor accommodation comprises an entrance hall that leads into the main reception room and stairs to the first floor. The living room is a generous size and features a front-aspect bay window, flooding the room with natural light, whilst offering plenty of space for the family. The kitchen/dining room is an ample space with high-quality base and wall units that house integrated appliances such as a double eye-level oven, hob and extractor hood, built-in dishwasher and washing machine, as well as under-unit space for a full American-style fridge and freezer. The dining area boasts plenty of space for the family whilst granting access to the rear garden through bi-fold doors.

To the first floor, there are three well-proportioned bedrooms. The main bedroom and bedroom two are both doubles, with the second bedroom benefiting from built-in wardrobes. The third bedroom is a spacious over-stairs single. All bedrooms share a three-piece suite bathroom consisting of a P-shaped bath with a shower overhead, along with a wash basin and WC.

Facing the property, there is ample off-street parking via a single driveway, along with permit on-street parking. To the rear, there is a low-maintenance, well-kept garden featuring patio areas and lawn space, providing spots for summer seating, with the garden as a whole enclosed by fenced borders.

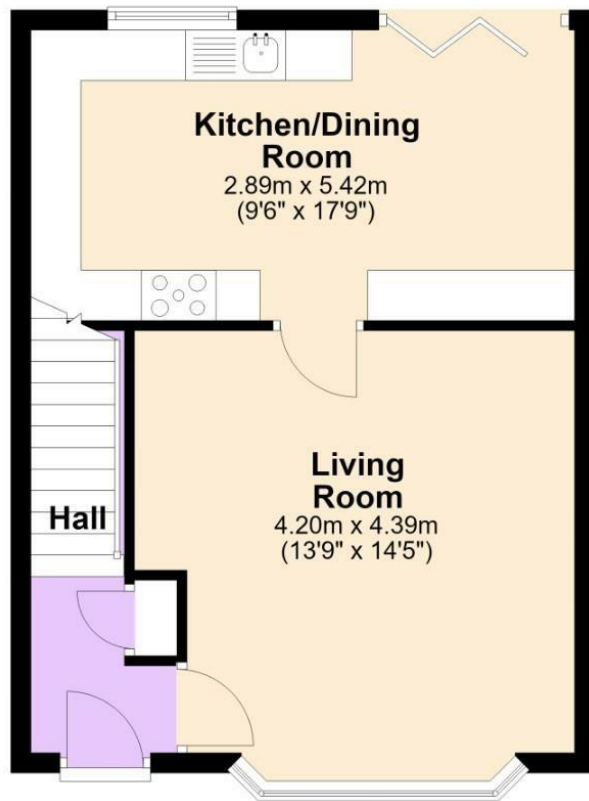


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		
England & Wales EU Directive 2002/91/EC		

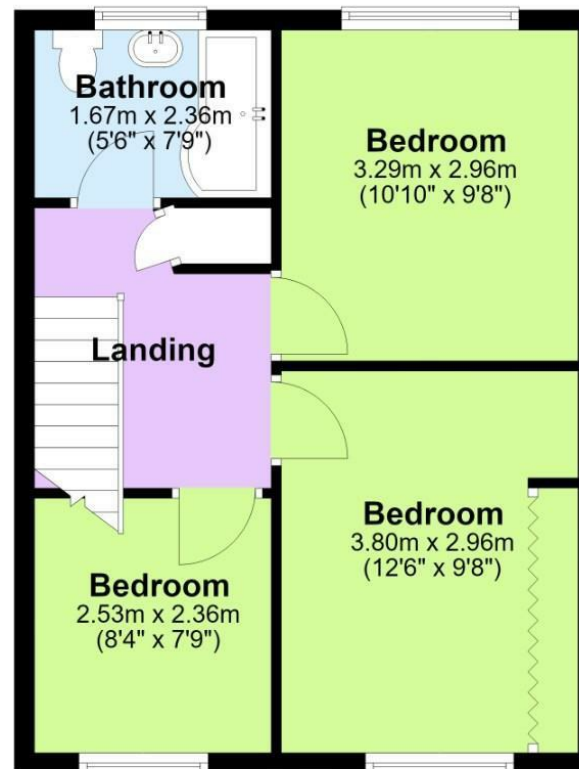
Ground Floor

Approx. 39.3 sq. metres (422.9 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 78.3 sq. metres (842.5 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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