



19 Leverton Green,  
Clifton, NG11 8BS

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\*\*\*\* Guide Price £210,000 - £220,000 \*\*\*\*

This mid terraced home provides accommodation arranged over two floors including; an entrance hallway, a breakfast kitchen, and a lounge to the ground floor, with the first floor landing giving access to three bedrooms (two with built in wardrobes), and the recently refitted family bathroom.

Benefiting from gas central heating, the property has a low maintenance enclosed garden to the rear, and a recently laid tarmac driveway at the front providing off road parking for up to two vehicles.

Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station, popular Universities, the property is within easy reach of Nottingham City Centre and a wealth of local facilities, including shops, doctors, dentist and a leisure centre.

Offered to the market with no upward chain. Viewing is recommended.

Guide Price £210,000





## ACCOMMODATION

The wood entrance door (with glazed panels) opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, a storage cupboard (housing the meters), a radiator, and a door into the lounge.

The lounge has a window to the front, an electric fire set on a marble hearth with a wooden surround, recently installed laminate flooring, a ceiling light point, coving, and a door into the breakfast kitchen.

The breakfast kitchen has a range of wall, drawer and base units, under cabinet lighting, an inset stainless steel sink unit with a mixer tap, an integrated washing machine, a slimline dishwasher, space for a fridge/freezer, plus a Range cooker with a five ring gas hob. There is a storage cupboard, spot lighting, coving, a radiator, tiled flooring, and a part glazed door opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, a ceiling light point, and doors into all three bedrooms, and the family bathroom.

The recently refitted family bathroom has a bath with a rainfall shower attachment and a hand held shower over, a wash hand basin set in a vanity unit with a mixer tap over, and a wc. There is a window to the rear, spot lighting, and a heated towel rail.

Bedroom one has a window to the front, a radiator, a ceiling light point, and two built in wardrobes.

Bedroom two has a window to the rear, a radiator, a ceiling light point, coving, and two built in wardrobes (with clothes hanging rails and drawers).

Completing the accommodation, bedroom three has a window to the front, a radiator, a ceiling light point, and an over stairs storage cupboard.

## OUTSIDE

The recently laid tarmac driveway at the front of the property provides off road parking for up to two vehicles, and in turn gives access to the entrance door.

The rear garden includes a decked seating area, and a gravelled seating area. Fully enclosed, the garden has gated access to the rear.

## Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2025/2026 £1,770.80.

## Referral Arrangement Note

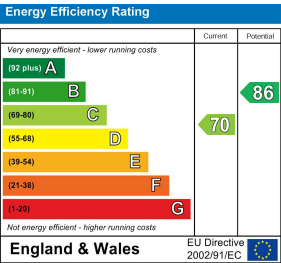
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