



4A Woodkirk Road,
Clifton, NG11 8HY

TJ
THOMAS
JAMES

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This brick built mid terraced home provides accommodation arranged over two floors including an entrance hall, a living room, and a kitchen on the ground floor, with the first floor landing giving access to three bedrooms and the bathroom.

Benefiting from gas central heating and double glazing, the property has a gravelled driveway at the front providing off road parking, and a low maintenance enclosed garden to the rear.

Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station, 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. An ideal first time or investment purchase.

Viewing is essential.

Guide Price £200,000





Directions

Woodkirk Road can be located off Swansdowne Drive, Clifton.

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

Opening to the:-

Entrance Hall

Stairs off to the first floor, doors into the kitchen and the living room.

Kitchen

Fitted with a range of wall and base units, tiled splash backs and square edge work surfaces, one and a half bowl sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a freestanding cooker with an extractor hood over.

Window to the rear elevation, under stairs storage area, two ceiling light points, radiator, recently installed wall mounted central heating boiler, door to the lounge, UPVC door opening to the rear garden.

Lounge

Windows to the front and rear elevations.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Ceiling light point, storage cupboard, loft access hatch, doors into three bedrooms and the family bathroom.

Bedroom One

Window to the front elevation, ceiling light point, radiator, over stairs storage cupboard.

Bedroom Two

Window to the rear elevation, ceiling light point, radiator.

Bedroom Three

Window to the front elevation, ceiling light point, radiator, over stairs storage cupboard.

Family Bathroom

Fitted with a panelled bath, a glazed shower cubicle, a low flush wc, and a pedestal wash hand basin.

Window to the rear elevation, ceiling light point, radiator.

OUTSIDE

The gravelled driveway at the front of the property provides off road parking for up to two vehicles. A wrought iron gated pathway leads to the entrance door.

The low maintenance rear garden is laid to artificial lawn, with gravelled beds.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2023/2024 £1,607.76.

Referral Arrangement Note

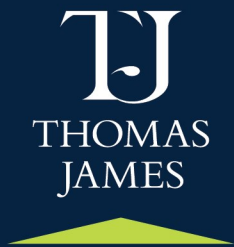
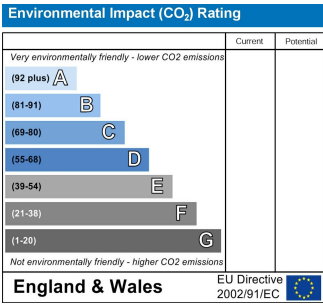
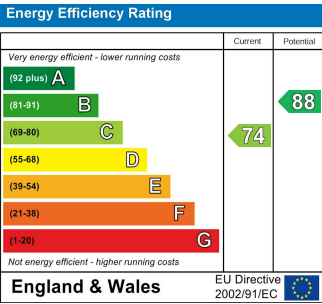
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