

110 Widecombe Lane, Clifton, NG11 9GY



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This brick built mid town house provides accommodation arranged over two floors including; an entrance hallway, a living room, a breakfast kitchen, and a utility room on the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from solar panels, gas central heating and double glazing, the property has an enclosed garden to the rear, and a block paved driveway at the front providing off road parking.

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.

Viewing is recommended.

Guide Price £185,000













ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, and a door opening to the living room.

The living room has a double glazed window to the front, a radiator, a feature fireplace, and a door into the breakfast kitchen.

The breakfast kitchen has a range of wall, drawer and base units, a sink and drainer unit with a mixer tap over, space and plumbing for a dishwasher, plus a built in oven, and a gas hob with an extractor hood over. There is a breakfast bar area, a double glazed window to the rear, and a glazed panelled door into the utility room.

The utility room has work surfaces with storage cupboards beneath, and space and plumbing for a washing machine. There is a double glazed window to the rear, and a double glazed door opening out.

On reaching the first floor, the landing has doors opening into all three bedrooms, and the family bathroom.

Bedroom one has a double glazed window to the front, a radiator, and built in wardrobes.

Bedroom two has a double glazed window to the rear, and a radiator.

Bedroom three has a double glazed window to the front, and a radiator.

Completing the accommodation, the family bathroom is fitted with a three piece suite comprising; a panelled bath with a shower over, a pedestal wash hand basin, and a low flush wc. There is tiling to the splash backs, and two double glazed windows to the rear.

OLITSIDE

The block paved driveway at the front of the property provides off road parking, and in turn gives access to the entrance door.

The rear garden includes a paved patio seating area, a shaped lawn, shrub borders, and feature trellising. Enclosed by timber screen fencing, the garden also houses a timber storage shed.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2025/2026 £1,770.80.

Solar Panels

Further details to follow.

For more information, please contact Thomas James Estate Agents.

Referral Arrangement Note

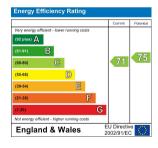
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DISCLAIMER NOTES

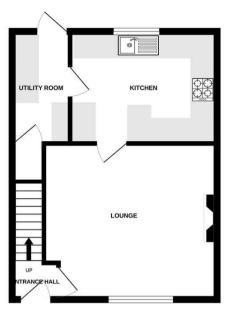
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MONEY LAUNDERING

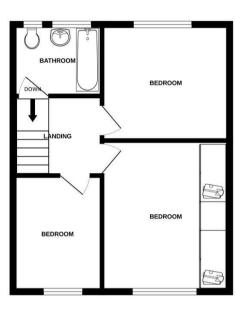
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GROUND FLOOR 391 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR 416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any other items are approximate and in responsibility is taken for any error, orisident of the property of



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