



99 Brandish Crescent,
Clifton, NG11 9JU

TJ
THOMAS
JAMES

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****ATTENTION INVESTORS- SOLD WITH TENANT IN SITU****

This end terraced home provides accommodation arranged over two floors including; an entrance hallway, a dual aspect lounge with windows overlooking the gardens to the front and rear, plus a kitchen, a utility room, and a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from gas central heating, and double glazing, the property occupies a corner plot, and has enclosed gardens to both the front and rear.

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.

Asking Price £195,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, and doors into the lounge, the utility room, and the ground floor wc.

The ground floor wc has a wc. The wall mounted Gloworm combination boiler is housed here, there is a window to the front, and tiled effect flooring.

The utility room has base units, an obscure glazed window to the side, and a UPVC door opening to the side. There is open access from the utility room, into the kitchen.

The kitchen has a range of modern wall, drawer and base units, tiled splash backs and roll edge work surfaces, a stainless steel sink and drainer unit with a mixer tap over, a built in dishwasher, an integrated electric oven, and an integrated gas hob with an extractor hood over. There is a double glazed window to the rear, tiled effect flooring, and a door into the lounge.

The dual aspect lounge has windows to the front and rear, wooden effect flooring, and a gas fire set on a hearth with a surround.

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

The family bathroom has a bath, a separate shower cubicle, a wash hand basin, and a wc. There is tiling to the walls, tiled effect flooring, and double glazed windows to the rear and side.

Bedrooms one and three overlook the front, and bedroom two overlooks the rear.

OUTSIDE

At the front of the property there is a lawned garden, with a hedged boundary, and a pathway leading to the entrance door.

To the rear of the property there is a lawned garden, also enclosed by hedged boundaries.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2025/2026 £1,770.80.

Current Tenancy

There is a long term tenant currently in situ, please contact Thomas James Estate Agents for more information.

Agent Note

We are advised that this property is of non standard construction.

Referral Arrangement Note

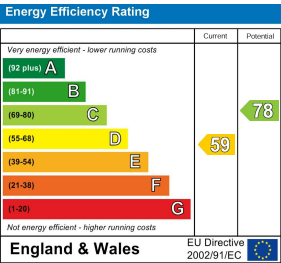
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Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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