

3 Bradley Walk, Clifton, NG11 9BJ



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*** Guide Price £175,000 - £180,000 ***

This concrete constructed mid terraced home provides accommodation arranged over two floors including; an entrance hallway, a living room, a recently refitted breakfast kitchen, and a utility room on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and a wet room.

Benefiting from gas central heating, and double glazing, the property has a larger than average L-shaped garden to the rear, and a further garden to the front.

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.

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ACCOMMODATION

The canopied entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, and a door into the living room.

The living room has a window to the front, a fireplace, an under stairs storage cupboard, and a door opening into the breakfast kitchen.

Recently refitted, the breakfast kitchen has a range of wall, drawer and base units, a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, and space for a cooker. There is tiled flooring, and a door into the utility room.

The utility room has storage cupboard (one of which houses the central heating boiler), an under stairs storage cupboard, and a double glazed door opening to the rear garden.

On reaching the first floor, the landing has doors opening into two double bedrooms, a single bedroom, and the wet room.

The wet room has a shower area, a wash hand basin, and a low flush wc. There is a window to the rear.

OUTSIDE

At the front of the property there is a garden area with a low hedged boundary, and a pathway to the canopied entrance door.

There is a good size L-shaped garden to the rear of the property, with gated access off.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2025/2026 £1,770.80.

Referral Arrangement Note

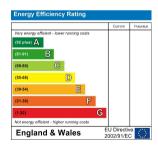
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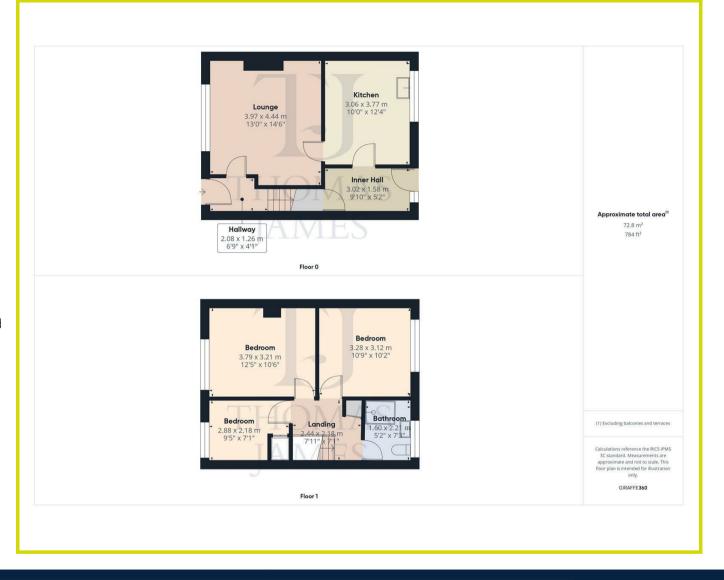
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