



3 Blaise Close,  
Clifton, NG11 9BW

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**TJ**  
THOMAS  
JAMES

# 3 Blaise Close, Clifton, NG11 9BW

This mid terraced home provides accommodation arranged over two floors including; an entrance hall, a breakfast kitchen, a dual aspect lounge with patio doors opening to the rear garden, plus a cloakroom/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 has an enclosed garden to the rear, a low maintenance garden to the front, plus a driveway providing off road parking.

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.

An ideal first time buy.

Guide Price £195,000





## ACCOMMODATION

The UPVC entrance door opens to the entrance hall. From here, there are stairs off to the first floor and doors into the ground floor cloakroom/wc, the lounge, and the breakfast kitchen.

Fitted with a range of wall, drawer and base units, the breakfast kitchen has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, plus a built in gas oven and a four ring gas hob with an extractor hood over. There is tiled flooring, an under stairs storage cupboard, and a UPVC door opening to the rear garden.

The dual aspect lounge has a window to the front, and sliding patio doors opening to the rear garden.

On reaching the first floor, the landing gives access to three bedrooms (bedroom one with a range of built in wardrobes with top boxes, plus a storage cupboard, bedroom two with a storage cupboard housing the central heating boiler), and the family bathroom, which is fitted with a bath with an electric shower over, a low flush wc, and a wash hand basin.

## OUTSIDE

At the front of the property, the driveway provides off road parking for one vehicle. There is a low maintenance, gravelled garden area, access to the entrance door, and gated pedestrian access to the rear.

The rear garden is enclosed by privet and fence boundaries and includes; a large patio seating area, and a lawned area. The garden has an external tap, and houses two storage sheds, and a children's "wendy house".

## Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2024/2025 £1,686.46.

## Referral Arrangement Note

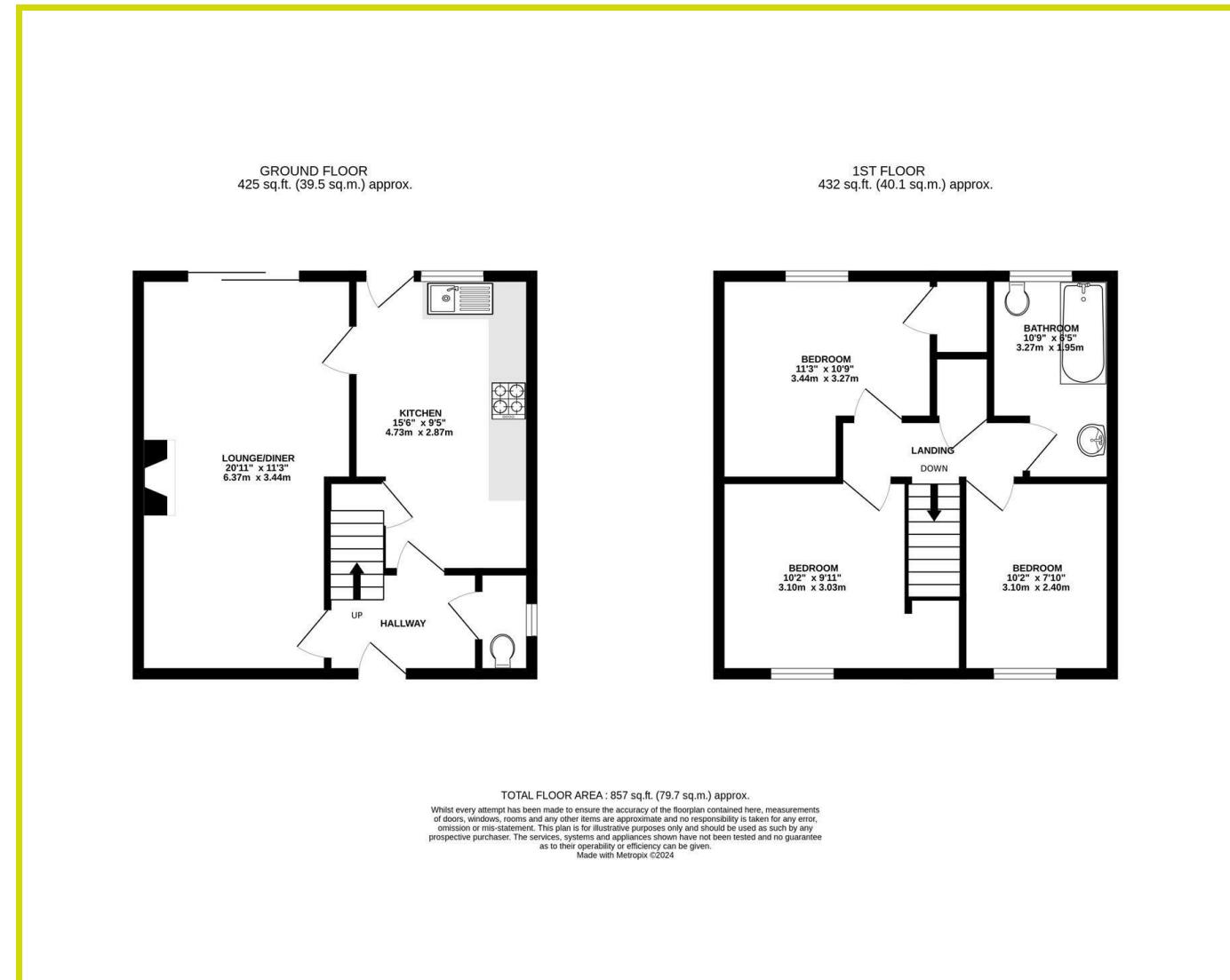
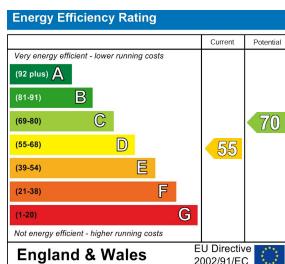
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## MONEY LAUNDERING

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