



23 Meadowvale Crescent,  
Clifton, NG11 9LY

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**TJ**  
THOMAS  
JAMES

# 23 Meadowvale Crescent, Clifton, NG11 9LY

This semi detached home provides accommodation arranged over two floors including; an entrance hallway, a bright dual aspect lounge with a sliding patio door opening to the rear garden, a kitchen, and a wc 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 low maintenance enclosed garden to the rear, a further garden to the front, plus a driveway providing off road parking for up to two vehicles.

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.

Viewing is recommended.

Guide Price £220,000





## ACCOMMODATION

The UPVC entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, a radiator, a ceiling light point, a door into the ground floor wc, and access to the kitchen.

The ground floor wc has a wc. There is an obscure double glazed window to the front, tiled flooring, and a ceiling light point.

The kitchen has wall and base units, tiled splash backs, sink with drainer unit, space and plumbing for a washing machine, space for a dryer, space for an under counter fridge, space for an under counter freezer, plus an integrated Beko oven, and an integrated Beko gas hob. There is a double glazed window to the rear, two ceiling light points, a radiator, tiled flooring, under stairs storage, access to the lounge, and a double glazed door opening to the side.

The dual aspect lounge has a double glazed window to the front, a wall mounted electric fire, two ceiling light points, a radiator, and a double glazed sliding patio door opening to the garden at the rear.

On reaching the first floor, the landing has a cupboard housing the hot water cylinder, a ceiling light point, a loft access hatch, and doors opening into all three bedrooms, and the bathroom.

Bedroom one has a double glazed window to the front, a ceiling light point, a radiator, and a storage cupboard/wardrobe with double doors.

Bedroom two has a double glazed window to the rear, a ceiling light point, a radiator, and a cupboard housing the Ideal boiler.

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

Completing the accommodation, the bathroom has a bath with a Mira electric shower over, a wash hand basin, and a wc. There is an obscure double glazed window to the rear, a further obscure double glazed window to the side, tiled flooring, partly tiled walls, a radiator, and a ceiling light point.

## OUTSIDE

At the front of the property, the driveway provides off road parking for up to two vehicles. There is a low maintenance gravelled garden adjacent, fencing to the boundaries, access to the entrance door, a pathway to the kitchen door at the side, and gated pedestrian access to the rear garden.

There is a low maintenance garden to the rear of the property, laid mainly to gravelled beds, with a circular patio seating area, a decked seating area, and a pond. Fully enclosed by timber screen fencing, the garden also houses a timber storage shed, and has gated access to the side.

## Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2025/2026 £1,770.80.

## Referral Arrangement Note

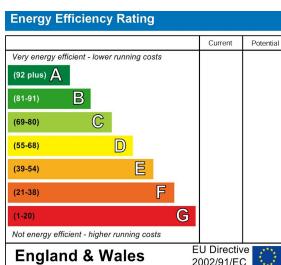
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## MONEY LAUNDERING

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

Tel: 0115 9844660 | Email: [ruddington@tjea.com](mailto:ruddington@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)

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