



70 Clarewood Grove,  
Clifton, NG11 9DY

TJ  
THOMAS  
JAMES

# 70 Clarewood Grove, Clifton, NG11 9DY

This end terraced home is offered to the market with no upward chain, and in need of some upgrade.

The property provides accommodation arranged over two floors including; an entrance hallway, a dual aspect living room with patio doors opening to the rear garden, plus a kitchen and a utility area on the ground floor, with the first floor landing giving access to three bedrooms, and the shower room.

Of concrete construction, the property benefits from gas central heating, and double glazing.

There is a well maintained garden to the rear of the property, a further 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.

Asking Price £190,000





## ACCOMMODATION

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

The dual aspect living room has a window to the front, a ceiling light point, a radiator, coving, a door into the kitchen, and sliding patio doors opening to the rear garden.

The kitchen has a range of wall, drawer and base units, a stainless steel sink and drainer unit with a mixer tap over, space for a washing machine, and space for a cooker. There is a window to the rear, and open access to a utility area.

The utility area houses the boiler, has a window to the side, and a door opening out.

On reaching the first floor, the landing has a loft access hatch, a storage cupboard (housing the hot water tank), and doors into all three bedrooms, and the shower room.

The shower room has a three piece suite comprising: a shower enclosure with glazed screens, a wash hand basin with a mixer tap over, and a wc. There is a window to the rear.

Bedroom one has a window to the front, a radiator, a ceiling light point, wardrobes with sliding doors, and a storage cupboard.

Bedroom two has a window to the rear, a radiator, and a ceiling light point.

Completing the accommodation, bedroom three has windows to the front and side.



## OUTSIDE

At the front of the property, the driveway provides off road parking for one vehicle. There is a lawned garden adjacent, access to the entrance door, and gated pedestrian access to the side and rear.

There is a good size and well maintained garden to the rear of the property, which includes a large patio seating area, and lawned area. The garden has an external tap, and houses a storage shed.

## Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2025/2026 £1,770.80.

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

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## MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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