



31 Glenlivet Gardens,  
Clifton, NG11 8QB

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This mid terraced home provides accommodation arranged over two floors including; an entrance hallway, a dual aspect lounge/dining room with sliding patio doors opening to the garden at the front, plus a modern fitted kitchen, and a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the shower room.

Benefiting from gas central heating with a combination boiler, the property has an enclosed garden to the front, and a further enclosed low maintenance garden to the 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.

Offered to the market with no upward chain. Viewing is recommended.

Offers Over £160,000





#### ACCOMMODATION

The wooden entrance door (with obscure glazed panels) opens into the entrance hallway. The entrance hallway has stairs off to the first floor, a radiator, a ceiling light point, wooden effect vinyl floor covering, and doors into the ground floor wc, the kitchen, and the dual aspect lounge/dining room.

The ground floor wc has a wash hand basin with tiled splash backs, and a wc. There is an obscure glazed window to the front, and a ceiling light point.

The spacious dual aspect lounge/dining room has a double glazed window to the rear, a gas fire set on a hearth with a decorative surround, a radiator, a ceiling light point, a ceiling fan with an additional light, a wall light point, wooden effect vinyl floor covering, and double glazed sliding patio doors opening to the front garden.

The newly fitted kitchen has been refitted recently and has; a range of wall, drawer and base units, work surfaces, a sink with a mixer tap over, space and a fitted washing machine, a fitted fridge/freezer, plus a built in Beko slimline dishwasher, an integrated electric oven, and an electric hob with an extractor hood over. There is a double glazed window to the rear, a radiator, a ceiling light point, part tiled walls, and a single glazed door opening to the garden.

On reaching the first floor, the landing has wooden effect vinyl floor covering, a loft access hatch, three storage cupboards (one of which houses the Ideal combination boiler), a radiator, and doors into all three bedrooms, and the bathroom.

The shower room has a large shower enclosure with an electric Mira Sport shower, a wash hand basin, and a wc. There is an obscure double glazed window to the rear, tiled walls, a ceiling light point, a radiator, and wooden effect vinyl floor covering.

Bedroom one is a bright room with a large double glazed window to the front, a radiator, a ceiling light point, and wooden effect vinyl floor covering.

Bedroom two has a double glazed window to the rear, a ceiling light point, a radiator, and wooden effect vinyl floor covering.

Completing the accommodation, bedroom three has a window to the front, a wall mounted shelf, a ceiling light point, a radiator, and wooden effect vinyl floor covering.

#### OUTSIDE

There is gated access to the garden at the front of the property, which is laid mainly to lawn, with a small patio area, a hedged boundary, and a pathway to the entrance door.

To the rear of the property there is a low maintenance garden, laid mainly to paving, and gravelled beds. Timber fence enclosed, the garden has an external power point, houses two storage units (one with light), and has gated access off to the street at the rear.

#### Agent Note

We have been advised that the build of property is of Non Standard Construction.

#### Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2025/2026 £1,770.80.

#### Referral Arrangement Note

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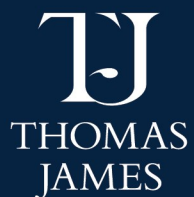
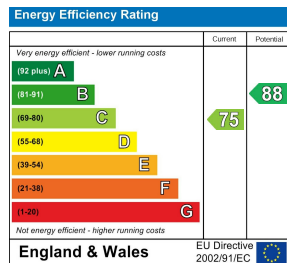


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Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

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

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