



20 Pieris Drive,
Barton Green, Clifton, NG11 8SR

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This mid terraced home provides accommodation arranged over two floors including; an entrance hallway, a lounge, and a kitchen on the ground floor, with the first floor landing giving access to two bedrooms, and the family bathroom.

Benefiting from double glazing, and gas central heating, the property has a low maintenance enclosed garden to the rear, a lawned garden to the front, plus a garage (accessed via a shared road at the rear) 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.

In need of cosmetic upgrade throughout, the property will make an ideal first time or investment purchase.

Guide Price £165,000





ACCOMMODATION

The UPVC entrance door (with an obscure glazed panel) opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, a radiator, a ceiling light point, and access to the lounge.

The lounge has a double glazed bay window to the front, a radiator, a ceiling light point, wooden laminate flooring, an under stairs storage cupboard, and open access to the kitchen.

The kitchen has a range of wall and base units, tiled splash backs, work surfaces, a stainless steel sink unit with a mixer tap over, space for a washing machine, space for a fridge/freezer, plus an electric oven, and a gas hob with an extractor over. The wall mounted Exclusive boiler is housed here, there is a double glazed window to the rear, two ceiling light points, a radiator, wooden laminate flooring, and double glazed French doors opening to the garden.

On reaching the first floor, the landing has a ceiling light point, a loft access hatch, an airing cupboard, and access to both bedrooms, and the family bathroom.

Bedroom one has a window to the front, a ceiling light point, a radiator, and a recess for a wardrobe.

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

Completing the accommodation, the family bathroom has a bath with a Triton electric shower over, a wash hand basin with a mixer tap over, and a wc. There is a window, part tiling to the walls, mosaic effect vinyl floor covering, a ceiling light point, and a radiator.

OUTSIDE

Accessed from a shared pedestrian pathway, the garden to the front of the property has a lawn, and a pathway leading to the entrance door.

The rear garden is laid mainly laid gravelled , with some paving slabs. Enclosed by timber screen fencing, the garden has gated access off.

The property also has a GARAGE, which is accessed via a shared road at the rear.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2025/2026 £1,770.80.

Referral Arrangement Note

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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