



4 Bournmoor Avenue,  
Clifton, NG11 9LX

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This mid terraced home provides well presented accommodation arranged over two floors comprising; an entrance hallway, a dual aspect living/dining room, a Mascari fitted breakfast kitchen, and 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, the property also has enclosed gardens to both the front and 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.

Viewing is recommended.

Guide Price £200,000





### ACCOMMODATION

The UPVC entrance door (with glazed side panels) opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, an under stairs storage cupboard, spot lighting to the ceiling, a door into the ground floor cloakroom/wc, and open access to the breakfast kitchen.

The ground floor cloakroom/wc has a wc. There is a window to the side, a ceiling light point, and laminate flooring.

The breakfast kitchen has a Mascari kitchen including a range of wall, drawer and base units, a one and a half bowl stainless steel sink and drainer unit with a mixer tap and a Quooker instant boiling water tap over, space and plumbing for a washing machine plus built in appliances including a freezer, a fridge, a Bosch microwave, an oven, and a four ring electric hob with an extractor hood over. There is a window to the rear, spot lighting to the ceiling, a feature radiator, a door into the living/dining room, and a door opening to the rear garden.

The dual aspect living/dining room has a bay window to the front, a further window to the rear, a log burner (relevant safety checks may be required), feature radiators, laminate flooring, and two ceiling light points.

On reaching the first floor, the landing has a storage cupboard, and doors into three bedrooms, and the family bathroom.

Bedroom one has a window to the front, a radiator, coving, and a built in storage cupboard.

Bedroom two also has a window to the front, a radiator, and coving.

Bedroom three has a window to the rear, a radiator, coving, and a storage cupboard (housing the central heating boiler).

Completing the accommodation, the family bathroom has a large freestanding bath with a mixer tap, a shower cubicle with a rainfall shower, and a wash hand basin with a mixer tap. There is a heated towel rail, spot lighting to the ceiling, and tiled flooring.

### OUTSIDE

At the front of the property there is pedestrian gated access to the garden, which is laid to lawn, with a pathway to the entrance door.

The rear garden includes a lawned area, a decked seating area, and a block paved patio seating area. Fully enclosed, the garden also houses two storage sheds.

### Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2025/2026 £1,770.80.

### Referral Arrangement Note

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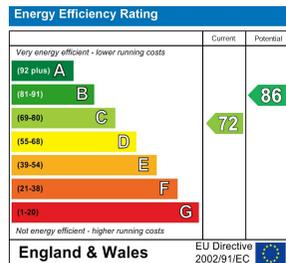


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