



69 Waterdown Road,
Clifton, NG11 9JS

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This mid terraced home is of concrete construction, with external insulation.

The property provides accommodation arranged over two floors including; an entrance hall, a recently refitted kitchen, a lounge/dining room, and a wc on the ground floor, with the first floor landing giving access to three double bedrooms, and the wet room.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, a further garden to the front, plus a gated 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.

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

Guide Price £185,000





ACCOMMODATION

The canopied UPVC entrance door opens to the entrance hall. From here, the stairs rise to the first floor, there is a radiator, a ceiling light point, and doors into the kitchen and the ground floor wc.

The ground floor wc is fitted with a low flush wc. There is a window to the side, and a ceiling light point.

The kitchen has been recently refitted with a range of wall and base units, and square edge work surfaces, there is a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, spaces for an under counter fridge and freezer, plus a built in double oven, and a four ring gas hob with an extractor hood over. There is a window to the rear, a larder cupboard, a ceiling light point, an under stairs storage area, access to the lounge/dining room, and a door opening to the rear garden.

The lounge/dining room has a large bay window to the front, two ceiling light points, coving, and a gas fire set in a brick surround.

On reaching the first floor, the landing has a storage cupboard, and doors into three double bedrooms, and the wet room.

Bedroom one has a large bay window to the front, a ceiling light point, a radiator, and an over stairs storage cupboard/wardrobe.

Bedroom two has a window to the rear, a ceiling light point, a radiator, and a cupboard housing the Worcester combination boiler.

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

Completing the accommodation, the wet room has fully tiled walls, and is fitted with a pedestal wash hand basin, a low flush wc, and an electric shower. There is a window to the rear, a ceiling light point, and a radiator.

OUTSIDE

At the front property there is wrought iron gated access to the driveway, which provides off road parking for up to two vehicles. There is a garden area with mature plants and shrubs, and access to the canopied entrance door. There is access to the rear garden via a shared pathway.

The rear garden includes a patio seating area, a lawned area, and mature plants and shrubs. Fully enclosed by timber screen fencing, the garden also houses two brick built sheds.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2024/2025 £1,686.46.

Referral Arrangement Note

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DISCLAIMER NOTES

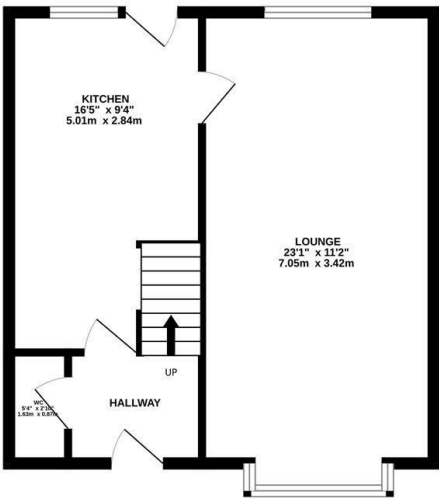
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MONEY LAUNDERING

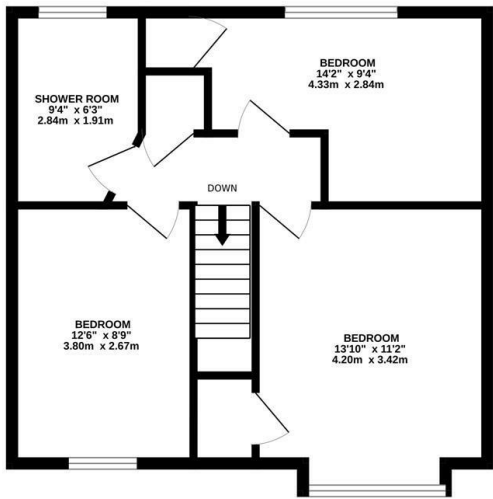
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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