



226 Farnborough Road,  
Clifton, NG11 8JU



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This concrete built end terraced home provides immaculately well presented accommodation arranged over two floors including, an entrance hall, a lounge, a kitchen, and a dining area on the ground floor, with the first floor landing giving access to three bedrooms, and the fitted bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has well maintained gardens to the front, side and rear, with lawns, patio seating areas and established shrubs and hedges. The driveway and garage provide off road parking for a number of vehicles.

Scope exists to extend the property, subject to gaining the correct consents.

Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station, 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 highly recommended.

## Guide Price £235,000







## ACCOMMODATION

The wooden entrance door opens to the entrance hall. From here, the stairs rise to the first floor, and doors open into the lounge and the kitchen.

Overlooking the front, the lounge has a gas fire set in a feature surround.

Fitted with a range of wall, drawer and base units, with tiled splash backs and square edge work surfaces, the kitchen has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and space for a free standing cooker. There is open access to the dining space, which overlooks the rear garden.

On reaching the first floor, the landing gives access to three bedrooms, and the bathroom, which is fitted with a three piece suite.

## OUTSIDE

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

The attractive gardens extend to the side, and to the rear of the property, with large lawned areas, patio seating areas, established flower and shrub beds, and walled and hedged boundaries.

The gardens also house a number of storage sheds.

The driveway (accessed off Foxearth Avenue), provides off road parking for a number of vehicles, and in turn gives access to the SINGLE GARAGE (with timber doors, power and lighting connected).

## Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2024/2025 £1686.46

## Referral Arrangement Note

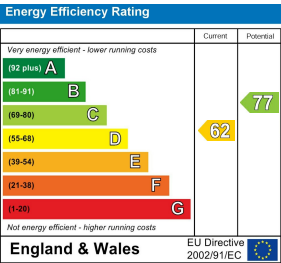
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