



27 Havenwood Rise,
Clifton, NG11 9HD

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This brick built mid terraced home is offered to the market with no upward chain, and in need of upgrade throughout. An ideal first time or investment purchase.

The property provides accommodation arranged over two floors including an entrance hall, a lounge, a kitchen, and a utility space on the ground floor, with the first floor landing giving access to three bedrooms, the bathroom and the separate wc.

Benefiting from part double glazing, and part gas central heating, the property has an enclosed garden to the rear, laid to lawn and a patio seating area, and a further lawned garden to the front.

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.

Guide Price £170,000





ACCOMMODATION

The entrance door opens to the entrance hall. From here, stairs rise to the first floor, and there is a door opening to the lounge.

Overlooking the front, the lounge has a gas fire in a feature surround, and a door opening to the kitchen.

With units to the wall and base units, and work surfaces over, the kitchen has a stainless steel sink and drainer unit, and space for a free standing cooker. There is a double glazed window to the rear, a pantry store cupboard, and a door to the utility space. The utility space has a wall mounted cupboard, an under stairs storage area, a wood and single glazed window, and a wood and single glazed door opening to the rear garden.

On reaching the first floor, the landing has doors into three bedrooms (all with double glazed windows, one with built in wardrobes, one with an over stairs storage cupboard), the bathroom, which is fitted with a cast iron bath with a shower over, and a wall mounted sink, and finally to the separate wc.

OUTSIDE

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

Enclosed by timber screen fencing, the rear garden is laid mainly to lawn, with a patio seating area.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2024/2025 £1,686.46.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

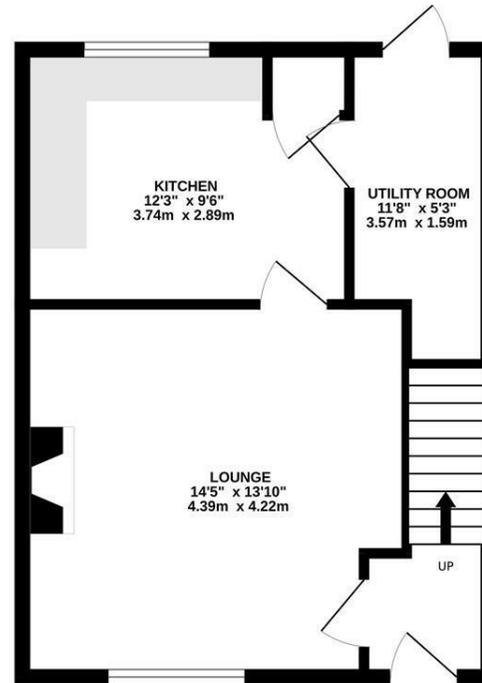
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MONEY LAUNDERING

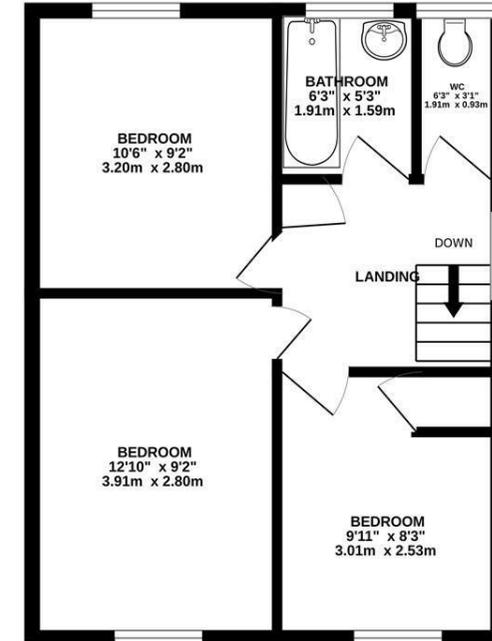
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 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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