



# £280,000

GUIDE PRICE

CLINTON COURT  
NOTTINGHAM

- NO ONWARD CHAIN
- THREE BEDROOMS
- SPACIOUS LOUNGE
- ALLOCATED PARKING
- CITY CENTRE LOCATION
- EPC C



## Three-Bedroom Townhouse Close to City Centre

THIS THREE-BEDROOM TOWNHOUSE IS IDEALLY LOCATED JUST A SHORT WALK FROM THE CITY CENTRE AND ENJOYS EXCELLENT TRANSPORT LINKS, MAKING IT AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS, PROFESSIONALS AND INVESTORS. OFFERED WITH NO ONWARD CHAIN, THE PROPERTY IS READY FOR A SMOOTH AND STRAIGHTFORWARD PURCHASE.

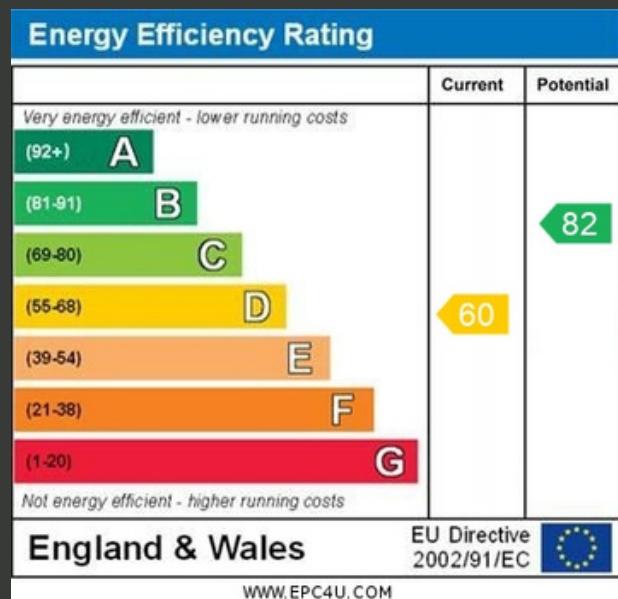
RECENTLY UPDATED THROUGHOUT, THE HOME BENEFITS FROM NEW CARPETS, A NEWLY FITTED KITCHEN AND A MODERN BATHROOM.

THE GROUND FLOOR FEATURES A BRIGHT ENTRANCE HALLWAY, A KITCHEN AND A SPACIOUS LIVING ROOM WITH DIRECT ACCESS TO THE REAR GARDEN IDEAL FOR OUTDOOR DINING OR RELAXING. THERE IS ALSO A USEFUL EXTERNAL STORAGE AREA BY THE FRONT DOOR, PERFECT FOR ADDITIONAL STORAGE.

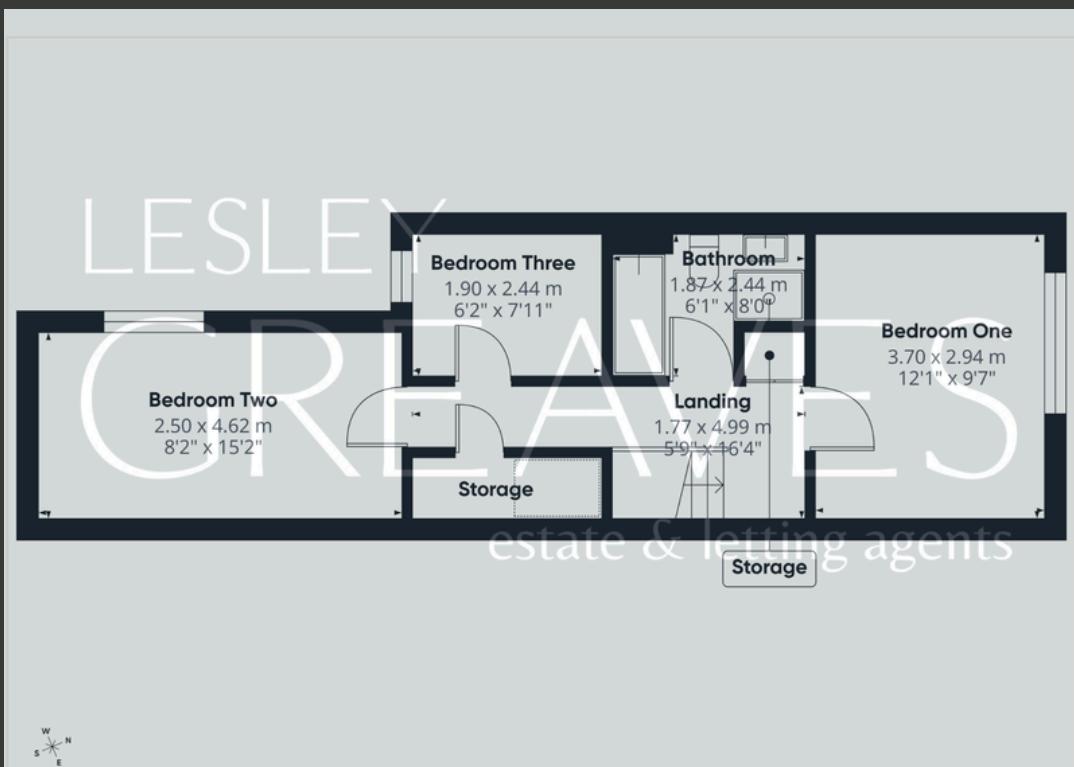
UPSTAIRS, THE PROPERTY OFFERS TWO GENEROUS DOUBLE BEDROOMS AND A SINGLE BEDROOM, PROVIDING FLEXIBLE ACCOMMODATION FOR HOME WORKING, ALL SERVED BY THE NEWLY FITTED BATHROOM.

FURTHER BENEFITS INCLUDE ALLOCATED PARKING AND A PRIVATE REAR GARDEN, MAKING THIS AN ATTRACTIVE, PRACTICAL HOME THAT IS READY TO MOVE STRAIGHT INTO.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; NOTTINGHAM CITY COUNCIL
- MEASUREMENTS; 84 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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