



3 Whitehall Court,
Radcliffe-On-Trent, NG12 2NJ

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**** GUIDE PRICE £350,000 TO £360,000 ****

Thomas James are delighted to offer this three storey Victorian mews conversion to the market.

Situated on the exclusive St James Park Development, the conversion was completed around 20 years ago, by David Wilson Homes. The development forms part of the conservation area, on the outskirts of the village of Radcliffe on Trent.

The property provides well presented accommodation including an entrance hall, a fitted kitchen, a living/dining room, and a conservatory on the ground floor, two double bedrooms (one with a dressing area and en-suite shower room), plus a family shower room on the first floor, and an attic room on the second floor, complete with an en-suite bathroom.

Benefiting from a security alarm, gas central heating, double glazing with attractive sash windows, and fitted shutters to all windows, the property has an enclosed garden to the rear (overlooking, and with direct access onto the parkland beyond), plus a single garage in a block, with a parking space in front, providing off road parking.

Early viewing is highly recommended.

Guide Price £350,000 to £360,000





GROUND FLOOR ACCOMMODATION

Pillored Canopied Entrance Porch

With an external light and power point. A solid wood entrance door opens into the:-

Entrance Hall

Fitted door mat, solid wood flooring, stairs rising to the first floor, under stairs storage cupboard, doors into the kitchen and the living/dining room.

Kitchen

Fitted with a range of high quality wood wall, drawer and base units, tiled splash backs, granite work surfaces, a Belfast sink, space and plumbing for both a washing machine and a dishwasher, space for a fridge/freezer, an integrated microwave, a built in electric oven, and a gas hob with an extractor hood over.

Sash windows to the front elevation, wall mounted ideal boiler.

Living / Dining Room

Spanning the width of the property, this spacious room boasts a high ceiling, an ornate fireplace, solid wood flooring, and sash windows to the rear elevation. French doors open to the:-

Conservatory

With windows to all sides, a radiator, and French doors opening to the garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Door to the stairs which rise to the second floor, further doors into two bedrooms, and the family shower room.

Double Bedroom

With a sash window to the rear elevation, overlooking the parkland.

Double Bedroom

With a sash window to the rear elevation, overlooking the parkland. Access to the:-

DRESSING AREA:- With a range of fitted wardrobes, and giving access to the:-

En-Suite Shower Room

Fitted with a shower enclosure with a mains fed shower, a pedestal wash hand basin, and a wc.

Opaque sash window to the front elevation, half height tiling to the walls, tiled flooring.

Family Shower Room

Fitted with a shower enclosure with an electric shower, a pedestal wash hand basin, and a wc.

Two opaque sash windows to the front elevation, half height tiling to the walls, airing cupboard housing the hot water cylinder.

SECOND FLOOR ACCOMMODATION

Loft Room

Two Velux windows, eaves storage, and access to the:-

En-Suite Bathroom

Fitted with a sunken jacuzzi bath with a mains fed shower over, a pedestal wash hand basin, and a low flush wc.

Velux window, heated towel rail.

OUTSIDE

The rear garden is south east facing, and includes a decked seating area, a lawned area, and established shrubs. Privately enclosed by hedges and wrought iron fencing, the garden has an external tap, and pedestrian gated access to the parkland at the rear.

Garage

Situated in a block. With an up and over door, power and lighting connected, and parking space for one further vehicle to the front.

Upper Saxondale & St James's Park

Upper Saxondale, and the exclusive St James Park development, is situated in a delightful parkland setting with its own facilities including a popular restaurant, a hair and beauty salon, tennis courts, bowling green, community hub building, nature reserve and playground.

The estate is within easy reach of facilities in the nearby village of Radcliffe-on-Trent, which include excellent infant, junior and secondary schools, a thriving high street, a health centre, library and churches. There are rail links to Nottingham and beyond, and excellent transport links to Nottingham, Grantham and Leicester, along with the nearby market town of Bingham.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2023/2024 £2,315.28.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants 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

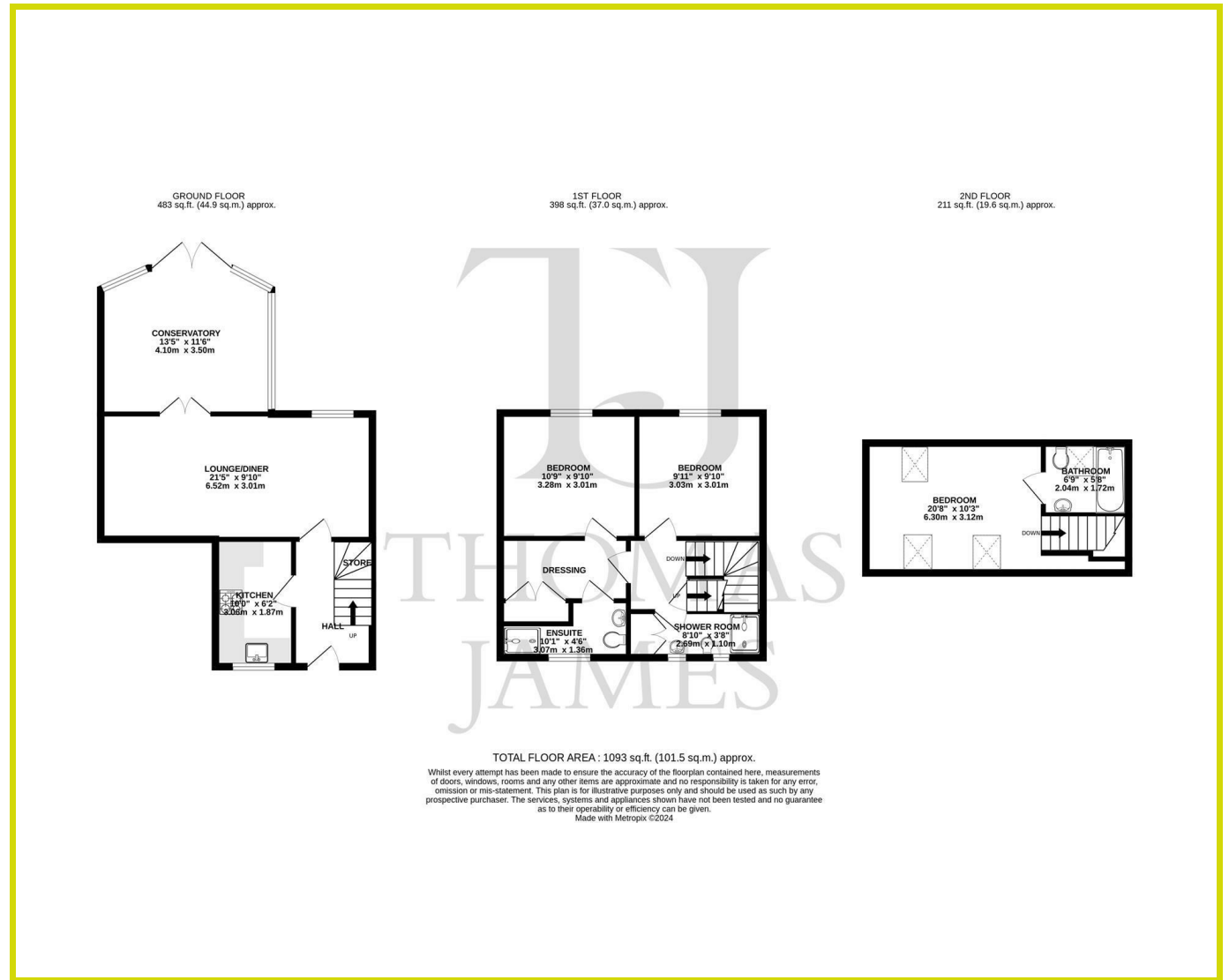
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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	40
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) F	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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