



58 Holborn Avenue,
Nottingham, NG2 4LZ

TJ
THOMAS
JAMES

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** GUIDE PRICE £150,000 to £160,000 **

Thomas James are delighted to offer this spacious mid terraced home to the market.

The property provides accommodation arranged over three floors including an entrance hall, two reception rooms and a kitchen on the ground floor, two bedrooms and a family bathroom on the first floor, and a further bedroom on the second floor.

Benefiting from gas central heating (excluding the second floor), and UPVC double glazing, the property also has an enclosed courtyard style garden to the rear.

Situated within easy reach of local facilities, including excellent schools. The property is close to main road routes giving easy access to Nottingham City Centre and Nottingham Railway Station.

Viewing is recommended.

Guide Price £150,000 to £160,000





ACCOMMODATION

The entrance door at the front of the property opens to the entrance hall. From here, the stairs rise to the first floor, and doors open into both reception rooms.

The first reception room overlooks the front. The second reception room overlooks the rear, and gives access to the kitchen.

The kitchen is fitted with a range of wood effect wall, drawer and base units, and roll edge work surfaces. There is a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, plus an electric oven, and a gas hob with an extractor hood over. The kitchen has windows to the side and rear, a door giving access to the stairs down to the CELLAR (providing an ideal storage room), and a door opening to the courtyard style garden.

On reaching the first floor, the landing has stairs rising to the second floor, and doors opening into two bedrooms (one with built in wardrobes), and the family bathroom, which is fitted with a bath with a shower over, a wash hand basin, and a wc (also housing the combination boiler in a cupboard).

There is a further bedroom situated on the second floor. (No central heating to the second floor).

OUTSIDE

At the front, the property is flush to the pavement.

To the rear of the property, there is a small courtyard style garden, with walled and fenced boundaries, and gated access to the utility pathway.

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 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.

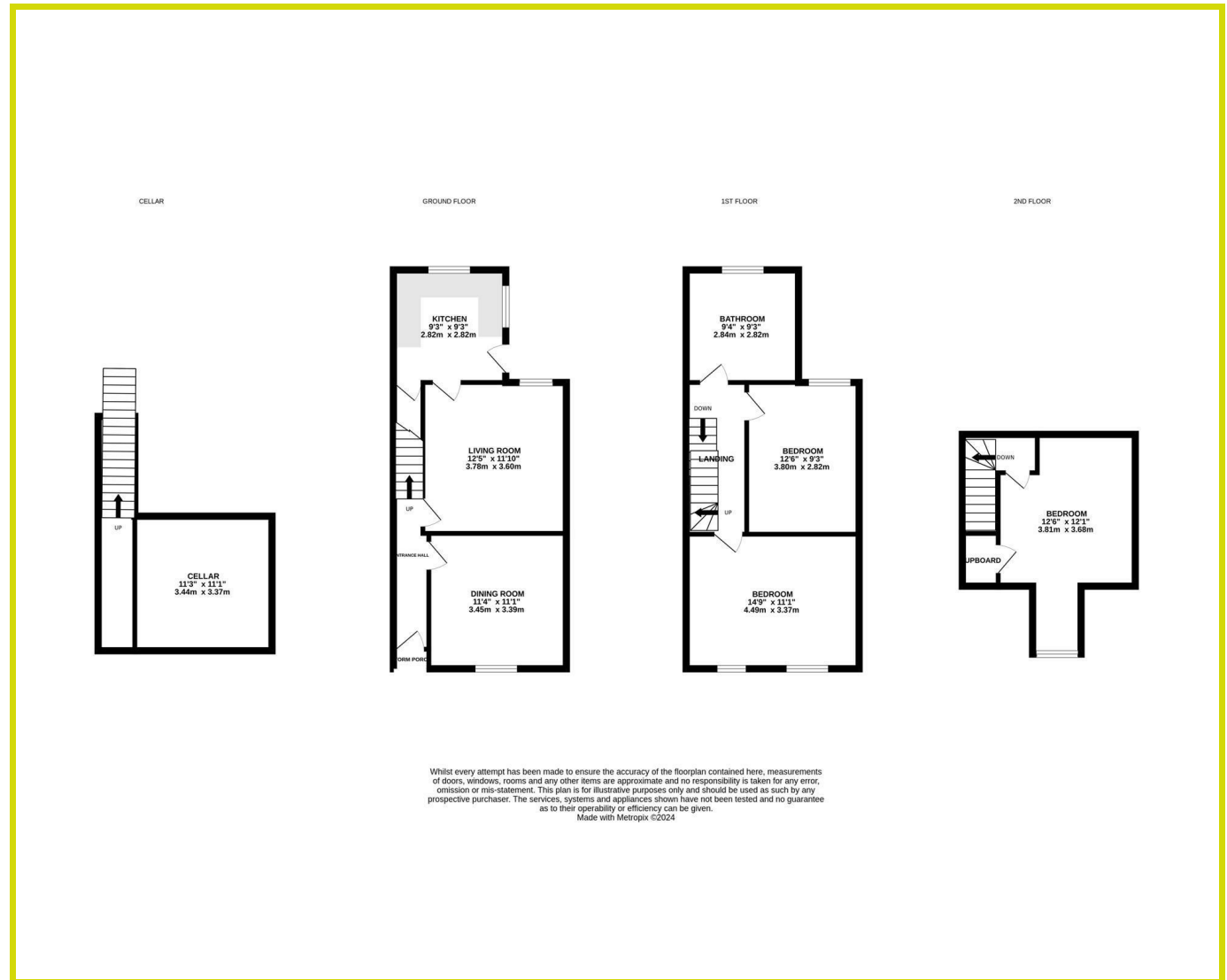
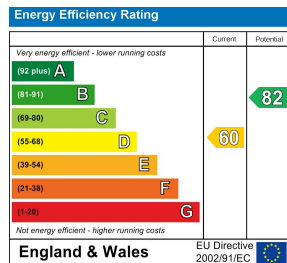


DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

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.



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