



62 Hallam Drive,
Radcliffe-On-Trent, NG12 1BR

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

The property provides beautifully presented accommodation arranged over two floors including; an entrance hallway, a living room, a dining kitchen with a range of Smeg appliances, plus a cloakroom/wc on the ground floor, with the first floor landing giving access to two double bedrooms (both with fitted wardrobes), and the family bathroom.

Built two and a half years ago, the property benefits from the remaining years of the original NHBC warranty, a security alarm, gas central heating with HIVE controls, and has wooden slatted blinds to the windows throughout.

There is a driveway providing off road parking for up to three vehicles, and privately enclosed south facing garden to the rear.

Situated on the popular William Davis, Prince's Place Development on the edge of the south Nottinghamshire village of Radcliffe-On-Trent, the property is within easy reach of excellent local facilities including infant, junior, and secondary schools, a thriving high street, a library, a health centre and churches. There are rail links to Nottingham and beyond, and local transport links to Nottingham, Leicester and Grantham.

Viewing is highly recommended!

Offers In The Region Of £230,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. From here the stairs rise to the first floor, and there is a door into the living room.

Overlooking the front, the living room has Media connection points, and a door into the dining kitchen.

Fitted with a range of matching wall, drawer and base units, with under cabinet lighting, tiled splash backs and square edge work surfaces, the dining kitchen has integrated Smeg appliances including a slimline dishwasher, a fridge/freezer, a fan oven, and a gas hob. The wall mounted Ideal Logic boiler is housed in a cabinet here, there is Amtico flooring, a window overlooking the rear, a door opening out to the garden, and a door to the ground floor cloakroom/wc.

On reaching the first floor, the landing has doors into the two double bedrooms (both with fitted wardrobes, and one with feature wood panelling to the walls), and the family bathroom, which is fitted with a bath with a shower over, a pedestal wash hand basin, and a wc.

OUTSIDE

At the front of the property there are steps up to the canopied entrance door (with an external light). There is a lawned garden adjacent, with a hedged boundary.

To the side of the end property, there is a tandem driveway (belonging to number 62), which provides off road parking for up to three vehicles. There is a bin store, and a pedestrian gate giving access to a path leading around the neighbouring property, into the private garden.

The south facing rear garden includes a patio seating area, a shaped lawn, and a flower and shrub border. The garden has an external light, an external tap, and an external electrical point.

Maintenance Charge

We are advised that there is a maintenance charge of approximately £170 per annum, for the upkeep of shared outside spaces within the Prince's Place Development.

For more information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,902.34.

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.



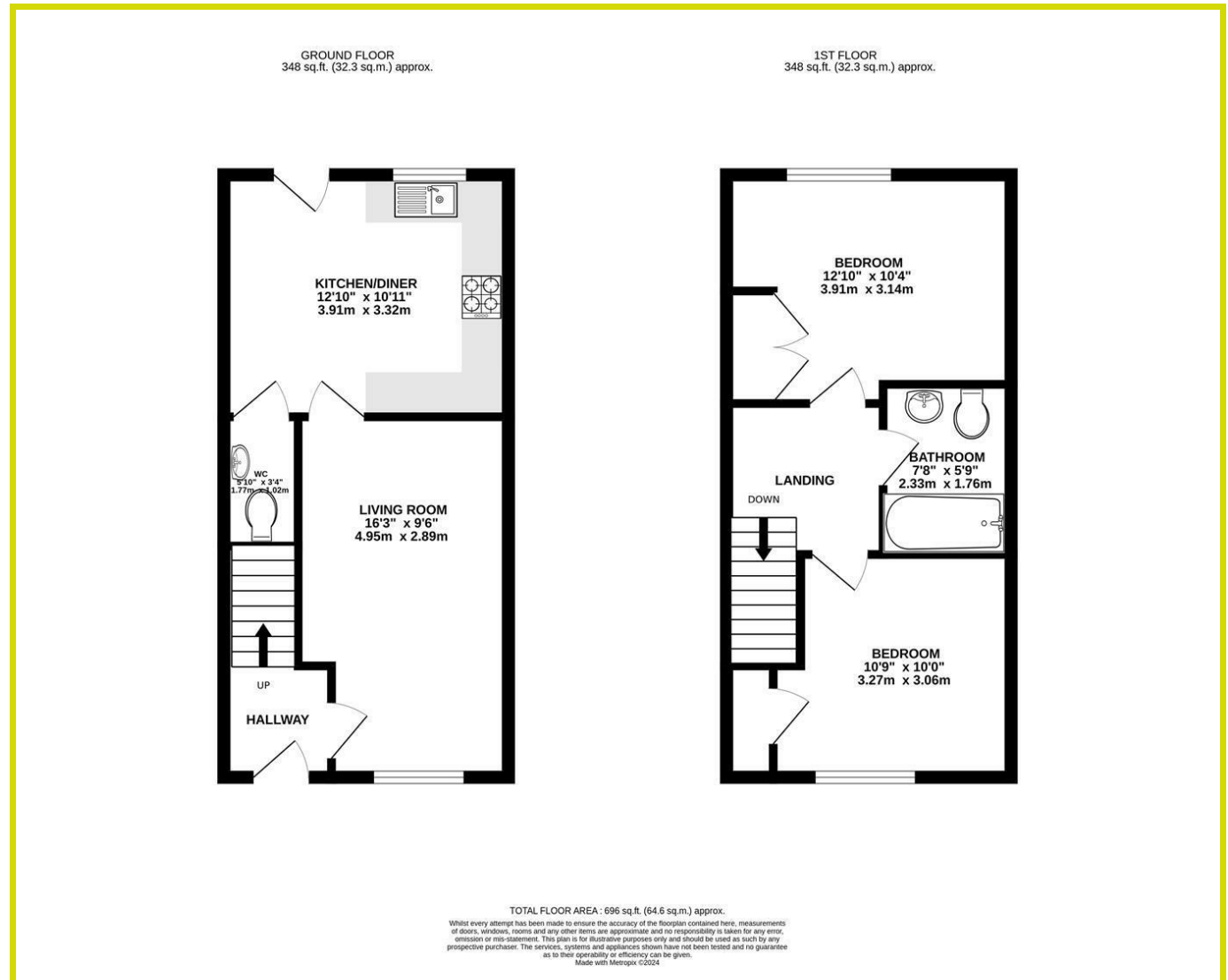
DISCLAIMER NOTES

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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	97
(81-91) B	83
(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



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