



12 Cambria Mews,  
Nottingham, NG3 4GZ

# 12 Cambria Mews, Nottingham, NG3 4GZ

Offered to the market with no upward chain, this mid town house will make an ideal first time or investment purchase.

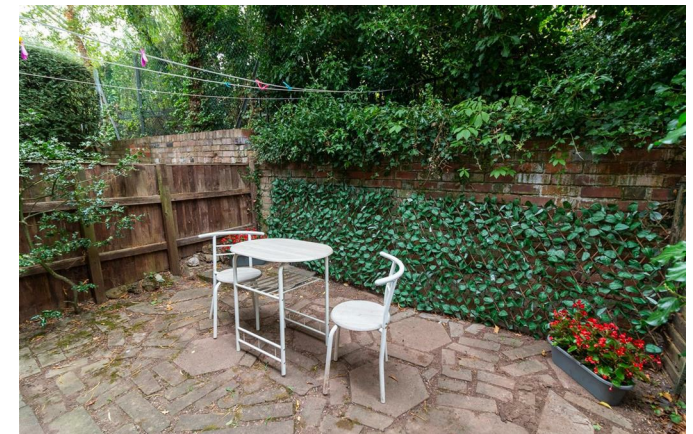
The property provides accommodation arranged over two floors including; an entrance hall, a lounge/diner and a compact fitted kitchen on the ground floor, with the first floor landing giving access to a bedroom and bathroom.

Benefiting from electric storage heating and UPVC double glazing, the property has a low maintenance enclosed courtyard style garden to the rear, a communal front garden area, and designated car parking.

Occupying a cul-de-sac position, the property is within easy reach of a wealth of facilities in Nottingham City Centre including shops, restaurants, museums, bars and parks.

Viewing is recommended.

**£97,500**





## ACCOMMODATION

The entrance door opens to the entrance hall. From here, stairs rise to the first floor, and there is access to the lounge/diner.

The lounge/diner has a window to the front, a door opening to the rear garden, and a sliding door into the kitchen.

Fitted with a range of wall and base units, the kitchen has a stainless steel sink and drainer unit, space and plumbing for a washing machine, a fridge/freezer, and an electric cooker. There is a window overlooking the garden.

On reaching the first floor, the landing has a window to the rear, an airing cupboard (housing the immersion heater and the hot water cylinder), and doors into the double bedroom and the bathroom. The bedroom has fitted wardrobes, and views over Nottingham city centre. The bathroom is fitted with a bath with a shower over, a pedestal wash hand basin, and a low flush wc.

## OUTSIDE

To the front of the property there is a communal lawned area (each property owning the section of lawn to the front of them), and a pathway and steps to the entrance door.

There is a designated car parking area to the front of the lawn.

At the rear of the property there is a low maintenance courtyard style garden, with fenced and walled boundaries.

## Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2024/2025 £1,686.46.

## Referral Arrangement Note

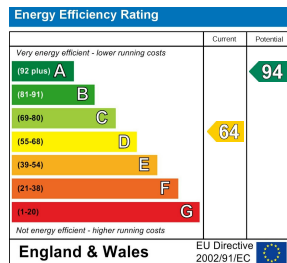
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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

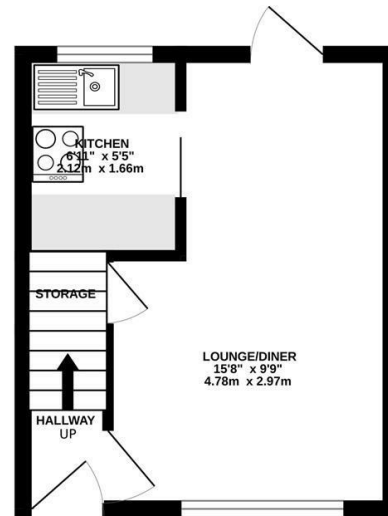
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding 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

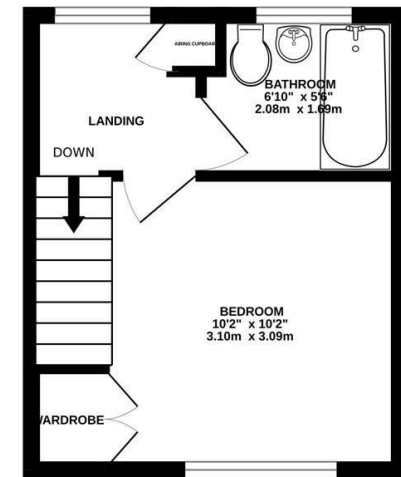
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior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



GROUND FLOOR  
199 sq.ft. (18.5 sq.m.) approx.



1ST FLOOR  
199 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA : 398 sq.ft. (36.9 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.

Made with Metropix ©2024

**TJ**  
THOMAS  
JAMES

Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: [cotgrave@tjea.com](mailto:cotgrave@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

