



1 Foljambe Terrace,
St Anns, NG3 1GX

1 Foljambe Terrace, St Anns, NG3 1GX

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

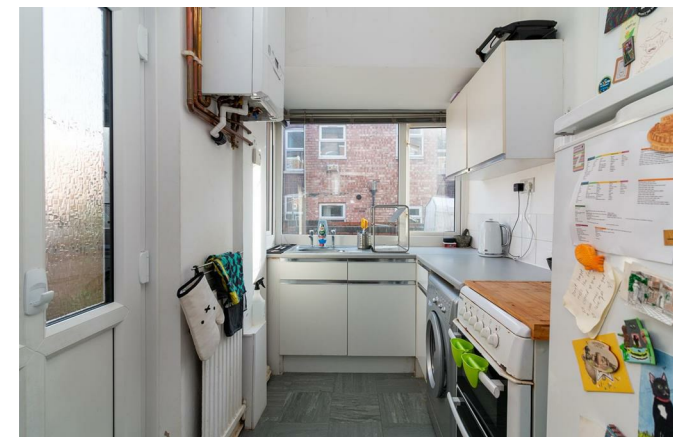
The property provides versatile accommodation arranged over three floors including; a living room, an inner hallway, a second reception room, and a fitted kitchen on the ground floor, two bedrooms and a family bathroom on the first floor, and a further loft bedroom on the second floor. A cellar (accessed from the second reception room) provides useful storage.

Benefiting from gas central heating and UPVC double glazing, the property has a small enclosed east facing courtyard style garden to the rear.

Situated within easy reach of local facilities, the property is close to transport links and main road routes, giving access to Nottingham City Centre.

Early viewing is highly recommended.

£165,000





ACCOMMODATION

The recently installed composite entrance door opens directly into the living room.

The living room has a window to the front, and a door opening to the inner hallway. From here, there are stairs rising to the first floor, and a door opening to the second reception room.

The second reception room has a window to the rear, a door leading to the stairs to the CELLAR (currently used for storage), and a further door into the kitchen.

Fitted with a range of wall, drawer and base units, tiled splash backs and roll edge work surfaces, the kitchen has a sink and drainer unit, and space for a fridge/freezer. The existing washing machine and gas cooker will remain as part of the sale. The wall mounted Ideal combination boiler is housed here, there are two windows to the rear, and a recently installed UPVC door opening to the courtyard style rear garden.

On reaching the first floor, the landing has stairs rising to the loft bedroom, an under stairs storage cupboard, and doors into two bedrooms and the family bathroom.

The double bedroom on the first floor overlooks the front, while the single bedroom overlooks the rear.

The family bathroom is fitted with a three piece suite in white comprising; a panelled bath with an electric shower over, a pedestal wash hand basin, and a wc.

Accessed via a door on the second floor, the loft bedroom is of double size and has sloping ceilings, a feature arched window to the front, and has access to a useful eaves storage space. A single glazed Velux window overlooks the second floor landing and eaves storage.

OUTSIDE

The property is accessed via a gated shared pathway from Lamartine Street.

At the front, the property is flush to the paved walkway.

To the rear of the property, there is an east facing courtyard style garden, with walled and fenced boundaries, and timber gated access to the utility pathway at the rear.

Please Note

The vendor of this property has a connection with Thomas James Estate Agents. This should have no bearing on the sale of the property, and should cause no concern to prospective purchasers.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2024/2025 £1,686.46.

Referral Arrangement Note

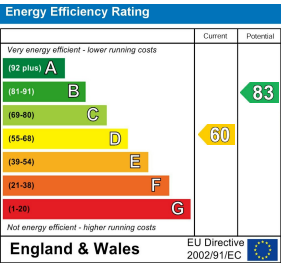
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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



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

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: 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.

