



34 Brendon Grove,
Nottingham, NG13 8TN

TJ
THOMAS
JAMES

34 Brendon Grove, Nottingham, NG13 8TN

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

The property provides immaculately well presented accommodation arranged over two floors including; an entrance hallway, a living/dining room with French doors opening to the rear garden, and a recently modernised kitchen on the ground floor, with the first floor landing giving access to two double bedrooms, one single bedroom, and the family bathroom.

Benefiting from gas central heating (with HIVE heating controls), and UPVC double glazing, the property occupies a large corner plot with gardens to the side and rear, and a block paved driveway at the front providing off road parking for up two vehicles.

Situated in a quiet cul-de-sac, in the south Nottinghamshire market town of Bingham, the property is within easy reach of excellent local facilities including; shops, primary and secondary schools, doctor and dentist surgeries, a leisure centre, and a railway station with links to Nottingham and Grantham.

Early viewing is highly recommended.

Guide Price £240,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, and a door into the living/room.

The dual aspect living/dining room has a bay window to the front, laminate flooring, French doors opening to the garden, and an open archway to the kitchen.

Recently modernised, the kitchen has a range of contemporary high gloss wall, drawer and base units in matte grey, and square edge work surfaces, there is space and plumbing for a washing machine, space for a fridge/freezer, plus a freestanding gas cooker (which will remain a part of the property sale). The wall mounted Potterton boiler is housed in a cabinet here, there is a pantry store cupboard, and a window to the rear.

On reaching the first floor, the landing has a useful store cupboard, a loft access hatch (giving access to the partially boarded loft access space) and doors into all three bedrooms and the family bathroom.

The family bathroom is fitted with a three piece suite in white comprising a bath with a mains shower over (with two shower heads), a low flush wc, and a wash hand basin with vanity drawers beneath. There is tiling to the walls, and vinyl floor covering.

Bedroom one is double in size, overlooks the front and has built in wardrobes with shelving, clothes hanging rails and sliding doors.

Bedroom two is also double in size, and overlooks the rear.

Completing the accommodation, bedroom three, is single in size, overlooks the front, and has an airing cupboard which houses the hot water cylinder.

OUTSIDE

The block paved driveway at the front of the property provides off road parking for up to two vehicles. There is access to the entrance door, and an attractive garden which is laid to lawn and planted shrubs. A timber pedestrian gate gives access to the garden at the side.

At the side of the property, the garden houses a timber storage shed. A pathway leads to the rear garden.

The good size east facing rear garden includes two decked seating areas, a lawned area, and well established shrubs.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,897.11.

Referral Arrangement Note

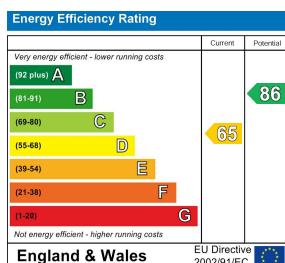
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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