



4 Elms Court,
Bassingfield, Radcliffe-On-Trent, NG12 2LG

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A unique opportunity to purchase a one bedroom barn conversion, enjoying views over paddock land at the front, which is one of only six dwellings on a private driveway.

Converted in the 1990s, the property provides spacious accommodation on one level including: an entrance hallway, an L-shaped dining kitchen, a large living room, a conservatory, a bedroom with fitted wardrobes, plus a bathroom.

Benefiting from wood framed double glazing, and gas central heating (with a back boiler), the property has a courtyard style garden to the rear, and a block paved double driveway, plus a large detached garage (in a block), providing off road parking for a number of vehicles.

Situated in the pleasant hamlet of Bassingfield, the property is within easy reach of facilities in the neighbouring Gamston and Radcliffe on Trent, along with Nottingham.

The property is offered to the market with no upward chain, and requires upgrading.

Guide Price £200,000





ACCOMMODATION

The wood entrance door opens to the entrance hallway. The entrance hallway has a double storage cupboard (housing the hot water cylinder), a loft access hatch, and doors into the dining kitchen, and the bathroom.

The bathroom is fitted with a bath with an electric shower over, a wc, and a wash hand basin set in a vanity unit. There is half height tiling to the walls.

The spacious L-shaped dining kitchen has a range of wall, drawer and base units, with roll edge work surfaces over. There is a one and a half bowl sink and drainer unit, plus a built in electric oven, and a gas hob. A window overlooks the conservatory from here, glass panelled double doors open into the conservatory, a further glass panelled door opens to the living room, and a door opens to the bedroom.

Of UPVC construction, the conservatory has tiled flooring, and double doors opening to the courtyard style rear garden.

Completing the accommodation, the bedroom has a window overlooking the courtyard style rear garden, and fitted wardrobes.

The living room has two windows to the front, with views over the paddock land, and a gas fire with a back boiler.

OUTSIDE

To the rear of the property, the south west facing garden includes; a patio seating area, an area for plants and shrubs, and pea gravelled areas. The garden is enclosed by walled and fenced boundaries.

At the front of the property, the block paved double driveway provides off road parking for up to two vehicles. There is a lawned garden area, with a hedged boundary, and planted shrubs. A pathway leads to the entrance door.

The large GARAGE (measuring 2.9 meters x 5.2 meters - with an up and over door) is situated in a block.

Annual Maintenance Charge

We are advised that an annual maintenance charged is levied for the upkeep of the private access driveway, and the areas off it.

Further details to follow.

For more information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,174.08.

Referral Arrangement Note

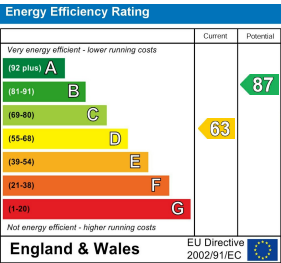
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MONEY LAUNDERING

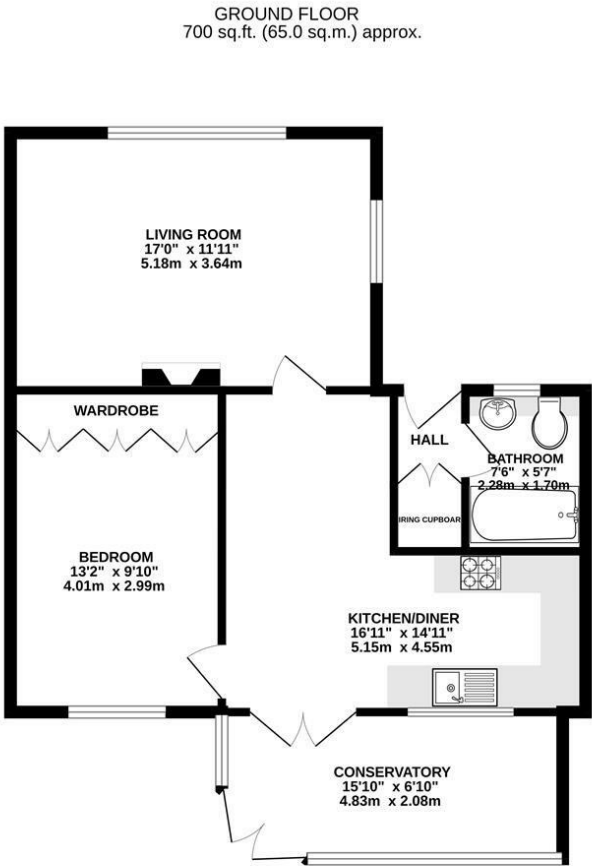
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TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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.
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