



HOPKINS & DAINTY

ESTATE AGENTS



Thorntons Close, Nottingham, NG12 3TA

£190,000

****OPEN 7 DAYS**** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this end town house located in a cul de sac with the added bonus of a conservatory and a spacious plot. In brief the gas centrally heated and double glazed accommodation has to offer: Entrance hall, lounge, breakfast kitchen, conservatory, two bedrooms, bedroom one with built in wardrobe and a bathroom. Outside, there is off road parking to the front and to the rear a good sized garden with patio and lawn. Viewing is highly recommended. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week. EPC to follow.

Entrance hall

Lounge 12'11" x 12'4" (3.96 x 3.78)



With box bay window to the front, radiator.

Kitchen/diner 12'4" x 7'4" (3.76 x 2.26)



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashbacks, inset Belfast style enamel sink and drainer, fitted electric oven with hob and extractor hood over, appliance space for fridge/freezer, dishwasher and washing machine, fitted breakfast bar, window to the rear, spotlights to the ceiling, door to:

Conservatory 11'7" x 7'1" (3.54 x 2.16)



Of Upvc double glazed construction upon a brick dwarf wall, ceramic tiled flooring, double opening doors to the side, radiator.

The first floor

Bedroom One 12'0" x 9'4" (3.67 x 2.86)



With window to the front, radiator, built in double wardrobe.

Bedroom Two 8'7" x 5'10" (2.63 x 1.80)



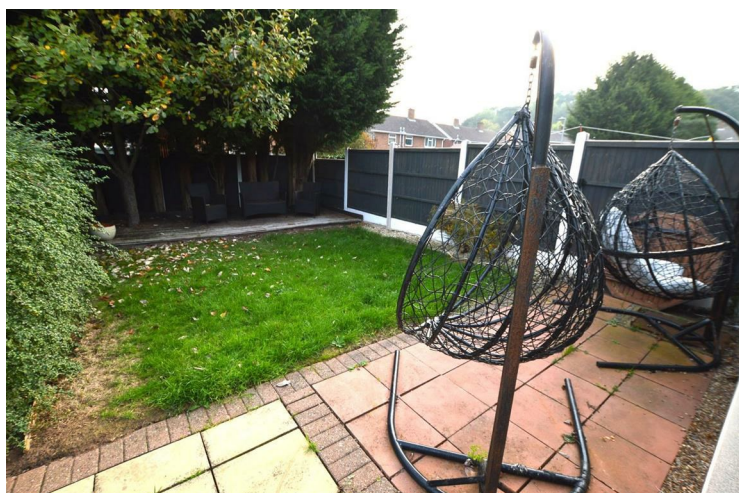
With window to the rear, radiator.

Bathroom



Fitted with a white three piece suite comprising: panelled bath with shower over, W.C., pedestal wash hand basin, tiled walls, window to the rear, spotlights to the ceiling, tiled flooring, radiator.

Outside



The property sits on a larger than average plot with plenty

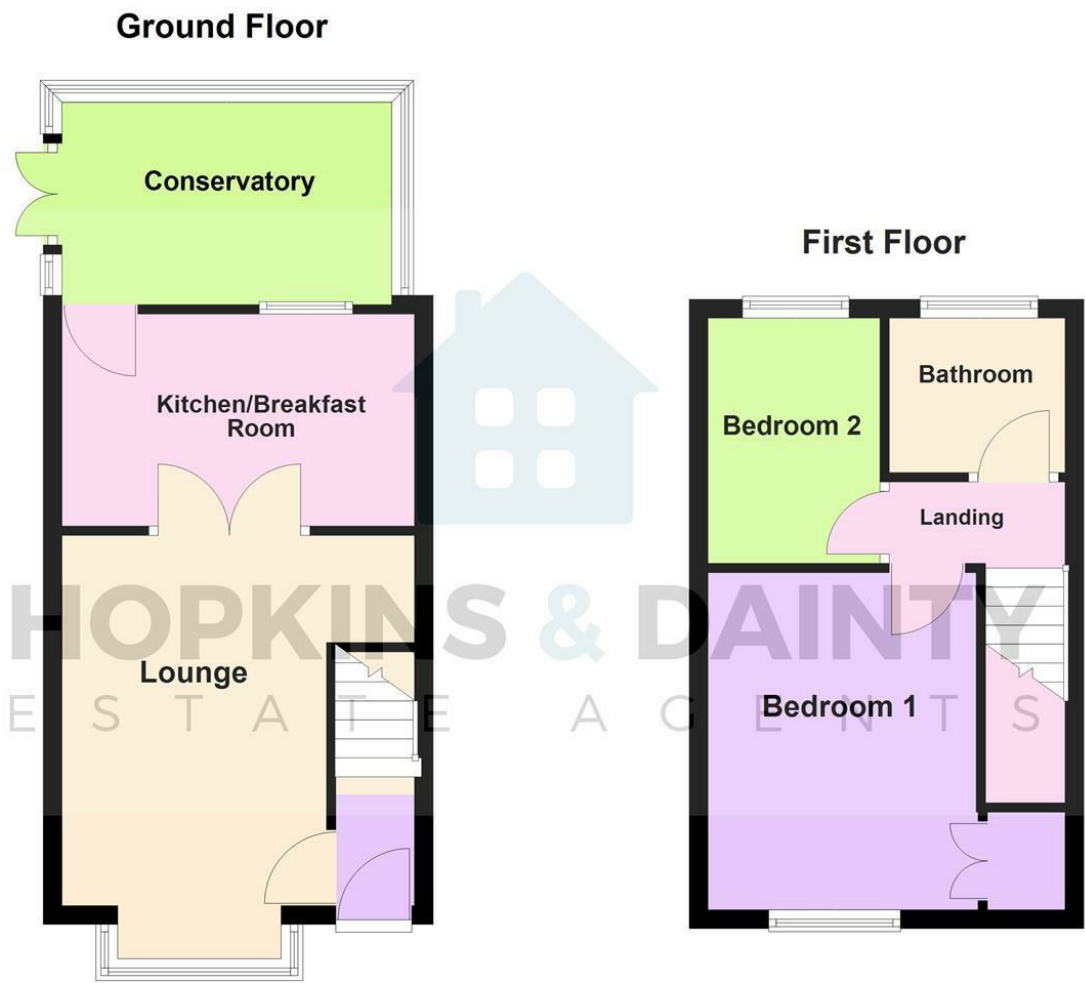
of off road parking to the front. Gated side access leads to the side and rear garden which is laid with patio, lawn and timber decking. There is also outside lighting.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

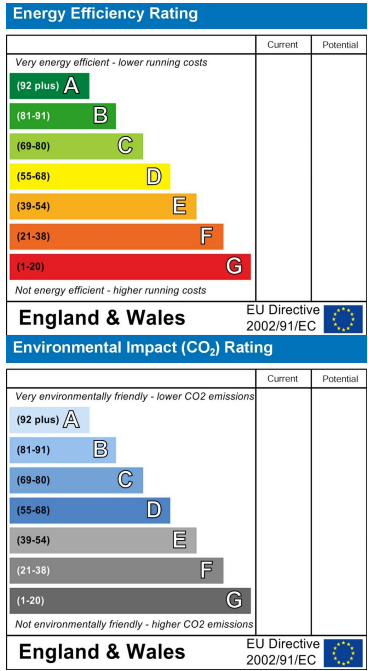


COPYRIGHT OF HOPKINS & DAINTY ESTATE AGENTS
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.