



8 Foxearth Avenue,  
Nottingham, NG11 8JQ

TJ  
THOMAS  
JAMES



# 8 Foxearth Avenue, Nottingham, NG11 8JQ

This semi detached home is of concrete construction, and is offered to the market in need of some refurbishment.

The property provides accommodation arranged over two floors including an entrance porch, an entrance hall, a lounge, a dining room and a kitchen on the ground floor, with the first floor landing giving access to three bedrooms and the shower room.

Benefiting from double glazing, the property has enclosed gardens to both the front and rear.

Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station, the property is within easy reach of Nottingham City Centre and a wealth of local facilities, including shops, doctors, dentist and a leisure centre.

Offered to the market with no upward chain.

**Guide Price £175,000**







### Directions

Foxearth Avenue can be located off Woodkirk Road, Clifton.

### GROUND FLOOR ACCOMMODATION

#### UPVC Entrance Door

Opening to the:-

#### Entrance Porch

With a dwarf wall, and a wooden entrance door with a glazed insert, opening to the:-

#### Entrance Hall

Storage heater, ceiling light point, stairs off to the first floor, doors into the lounge and the kitchen.

#### Lounge

Window to the rear elevation, gas fire set in a tiled surround, picture rail, door to the:-

#### Dining Room

Window to the rear elevation, storage heater, ceiling light point, door to the:-

#### Kitchen

Fitted with base units, stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a cooker.

Window to the front elevation, part tiled walls, breakfast bar area, larder store, further storage cupboard, door opening to the rear garden.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Window to the front elevation, electric heater, doors into three bedrooms and the shower room.

#### Shower Room

Fitted with a wash hand basin set in a vanity unit, a low flush wc, and a tiled shower cubicle with an electric shower.

Window to the side elevation, part tiled walls, centre ceiling light point with heater.

#### Bedroom One

Window to the rear elevation, a range of built in wardrobes, ceiling light point and wall light points.

#### Bedroom Two

Window to the rear elevation, built in storage cupboard with shelving, ceiling light point.

#### Bedroom Three

Window to the front elevation, ceiling light point.

### OUTSIDE

At the front of the property there is a pedestrian gate leads into the garden which is laid to lawn, and gives access to the entrance door.

The low maintenance rear garden is fully enclosed and is laid gravel. The garden has an external tap, and a water butt, and houses a storage shed.

Two brick built stores (one of which houses a wc), and a covered store area, are situated close to the rear door.

#### Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2023/2024 £1,607.76.

#### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants 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

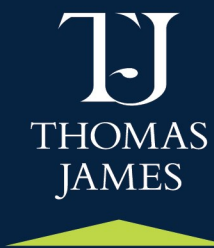
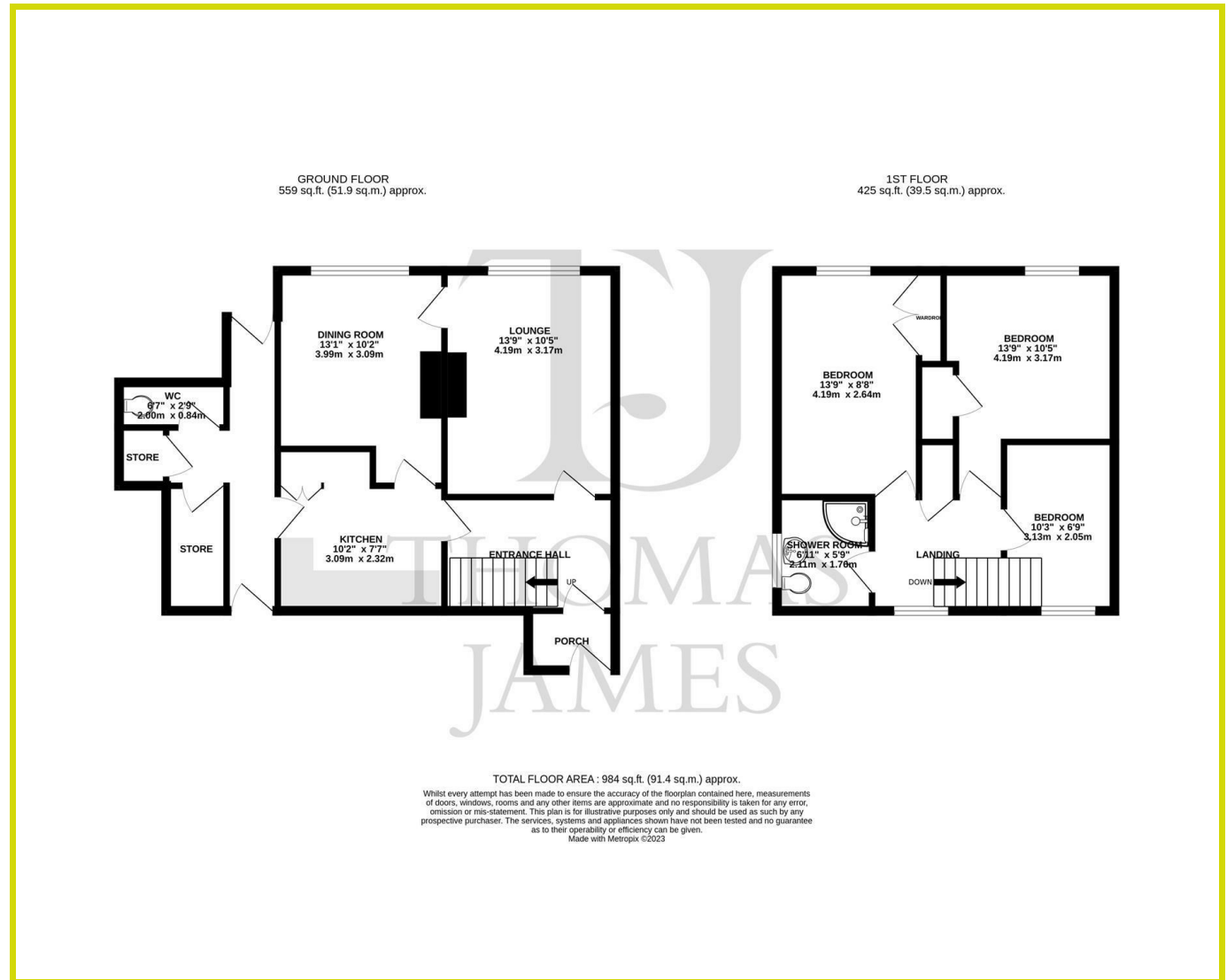
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## MONEY LAUNDERING

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| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
|   | <b>77</b>               |
|   | <b>40</b>               |
| England & Wales                             | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|
|   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>   |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales   | EU Directive 2002/91/EC |



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