



22 Waterdown Road,
Clifton, NG11 9LD

TJ
THOMAS
JAMES

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This concrete built end terraced home provides accommodation arranged over two floors which includes an entrance hall, a dual aspect lounge/dining room with patio doors opening to the rear garden, plus a fitted kitchen on the ground floor, with the first floor landing giving access to three bedrooms and the family bathroom.

Benefiting from gas central heating and double glazing, the property has a good size enclosed garden to the rear, a further garden to the front, plus a gated Presscrete driveway and garage providing off road parking for a number of vehicles.

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.

Viewing is highly recommended.

Guide Price £220,000





GROUND FLOOR ACCOMMODATION

Canopied Entrance Door

Opening to the:-

Entrance Hall

Ceiling light point, Oak doors into the lounge/dining room, and the kitchen.

Kitchen

Fitted with a range of wall and base units, tiled splash back, square edge work surfaces, a large Rangemaster sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, integrated fridge and freezer, built in oven with a four ring gas hob and an extractor hood over.



Windows to the side and rear elevations, radiator, two ceiling light points, under stairs storage cupboard, wall mounted Gloworm boiler, Oak door into the lounge/dining room.

Lounge/Dining Room

A dual aspect room with a window to the front elevation and sliding patio doors opening to the rear garden, a feature granite fireplace, coving, two ceiling light points, and a radiator.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Ceiling light point, loft access hatch, storage cupboard, doors into three bedrooms, and the family bathroom.

Bedroom One

Window to the front elevation, ceiling light point, radiator, built in wardrobes, over bed storage and bedside cabinets, plus an over stairs cupboard.

Bedroom Two

Window to the rear elevation, ceiling light point, radiator.

Bedroom Three

Windows to the front and side elevations, ceiling light point, radiator.

Family Bathroom

Fitted with a P-shaped bath with a shower and glazed screen over, and a vanity unit incorporating the wash hand basin, and the wc.



Family Bathroom (Cont'd)

Window to the rear elevation, tiling to the walls, ceiling light point, radiator, heated towel rail.

OUTSIDE

At the front of the property there is wrought iron gated access to the driveway, which provides off road parking for a number of vehicles, and in turn gives access to the GARAGE. There is an adjacent garden with mature shrubs and bedding plants, and walled an composite fenced boundaries.

There is a large garden to the rear of the property. Fully enclosed by composite fencing, the garden includes a decked seating area, a gravelled area (with a feature pond), and mature plants and shrubs.

Garage

With timber doors, and power and lighting connected.

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.

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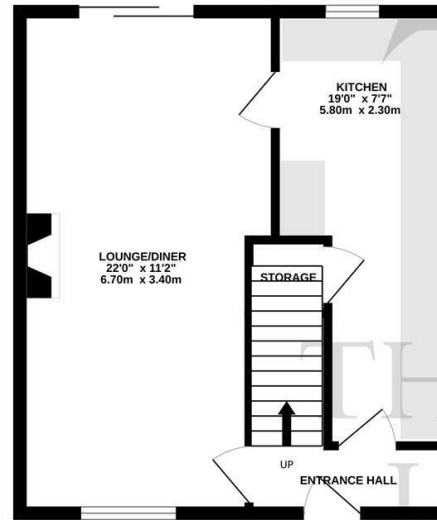
MONEY LAUNDERING

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.

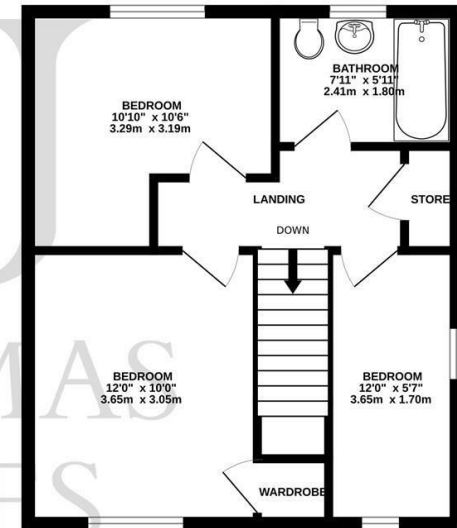
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	55	78

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

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 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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