



66 Wrenthorpe Vale,
Clifton, NG11 9BY

TJ
THOMAS
JAMES

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This mid terraced house is of non standard construction, with external insulation. In need of upgrade throughout, the property offers scope for improvement, to make a comfortable home.

The property provides accommodation arranged over two floors including an entrance hall, a dual aspect lounge/dining room with a door opening to the rear garden, plus a kitchen, and a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the (two piece) bathroom.

Benefiting from double glazing, and gas central heating with a combination boiler, 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.

Guide Price £175,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hall. From here, there are stairs off to the first floor, and doors into the lounge/dining room, the kitchen, and the ground floor wc.

The dual aspect lounge/dining room has a window to the front, a feature fireplace, and a UPVC door opening to the rear garden. A further door from the lounge/dining room leads into the kitchen.

Overlooking the rear, the kitchen has a range of wall, drawer and base units, roll edge work surfaces, a sink and drainer unit, space for a free standing cooker, and space for a washing machine. The kitchen has an under stairs storage cupboard, and a door opening to the garden.

On reaching the first floor, the landing has a loft access hatch, an airing cupboard housing the gas combination boiler, and doors opening to three bedrooms (one with a large over stairs cupboard/wardrobe, a second with a storage cupboard), and the bathroom, which is fitted with a bath and a wash hand basin.

OUTSIDE

At the front of the property there is a garden area, with a hedged boundary. A shared pathway leads to the rear garden.

The rear garden is laid to lawn, has walled and hedged boundaries, and houses two brick built stores.

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.

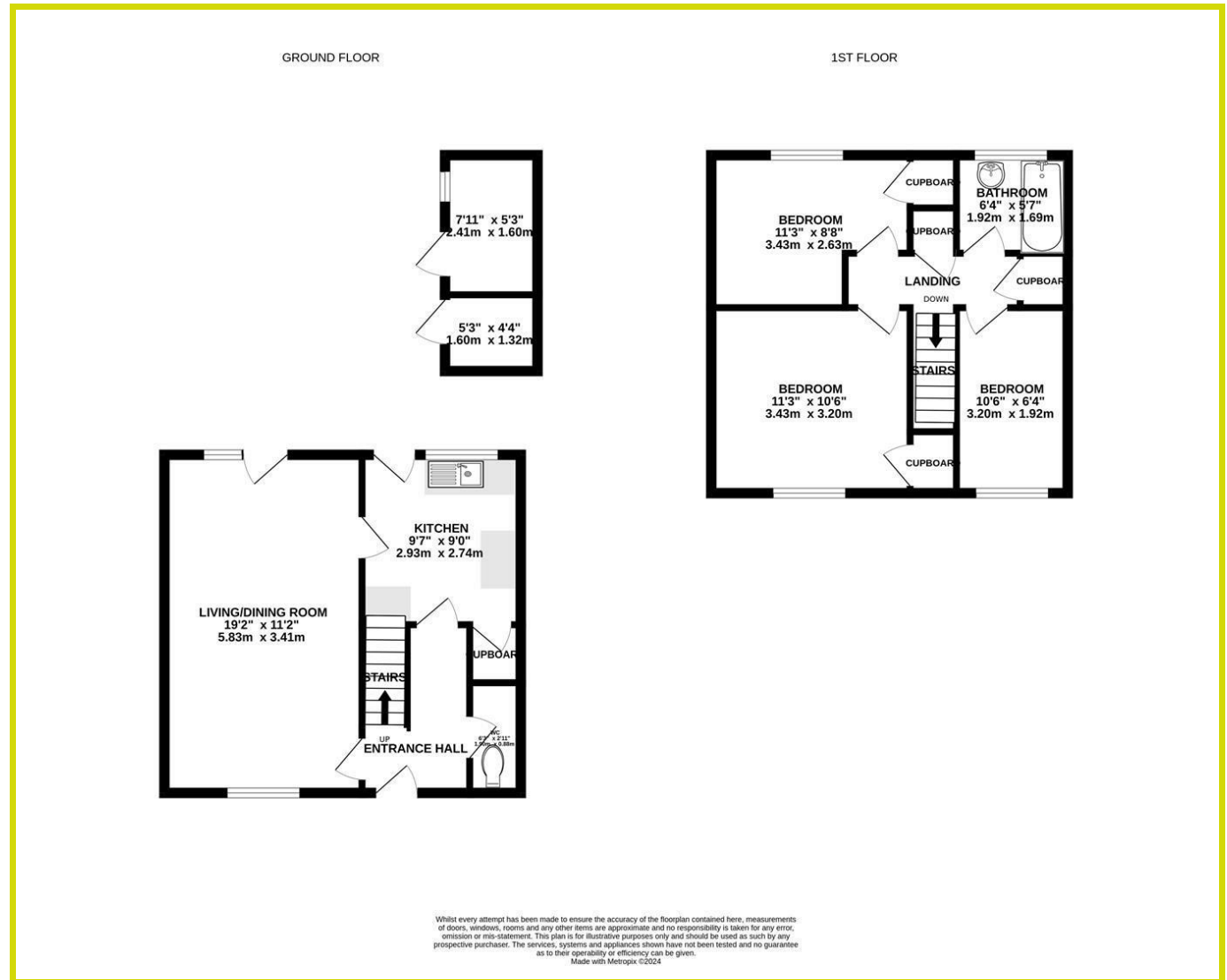
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MONEY LAUNDERING

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	62	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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