



18 Covert Close,
Keyworth, NG12 5GB

TJ
THOMAS
JAMES

18 Covert Close, Keyworth, NG12 5GB

This semi-detached property provides accommodation arranged over two floors including: an entrance hall, a lounge, an extended kitchen/dining area, two bedrooms and a modern shower room on the ground floor, with the first floor landing space providing a potential office area giving access to a spacious bedroom with en-suite.

Benefiting from heated flooring to the shower room and en-suite, double glazing, and gas central heating with a combination boiler. The property has a low maintenance garden to the rear, a brick-paved driveway at the front providing off road parking, and a spacious garden to the rear.

Situated in the highly regarded south Nottinghamshire village of Keyworth, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

Viewing is recommended.

Guide Price £285,000





ACCOMMODATION

The entrance door, with outside lighting, leads in to the entrance hall, with doors leading to the lounge and kitchen.

The kitchen has a range of base and wall units, built in appliances with an extended portion offering a dining area and patio doors leading to the rear garden. The Lounge features a gas fireplace, front aspect window and leads to the inner hall.

With doors leading to two bedrooms and a modern shower room with white suite of WC, wash hand basin with drawers below and a double shower cubicle and underfloor heating.

Paddle style stairs lead to the first floor landing area. This space has a velux window and has access to eaves storage and would suit use as a small office space. A door leads to the first bedroom which features a variety of storage solutions, velux window and side aspect window, with a door leading to the modern en-suite room with corner shower cubicle, wc and wash hand basin with underfloor heating. An illuminated mirror and velux window feature.



OUTSIDE

The property enjoys a spacious rear garden with decked areas to the immediate rear and a garden laid to lawn with borders of mature shrubs and plants with panel fencing to border.

The front provides a brick paved driveway and a further hardstanding area for off-road parking. A roller garage door gives access to the garage.



Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1985.75

Agent Referral 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

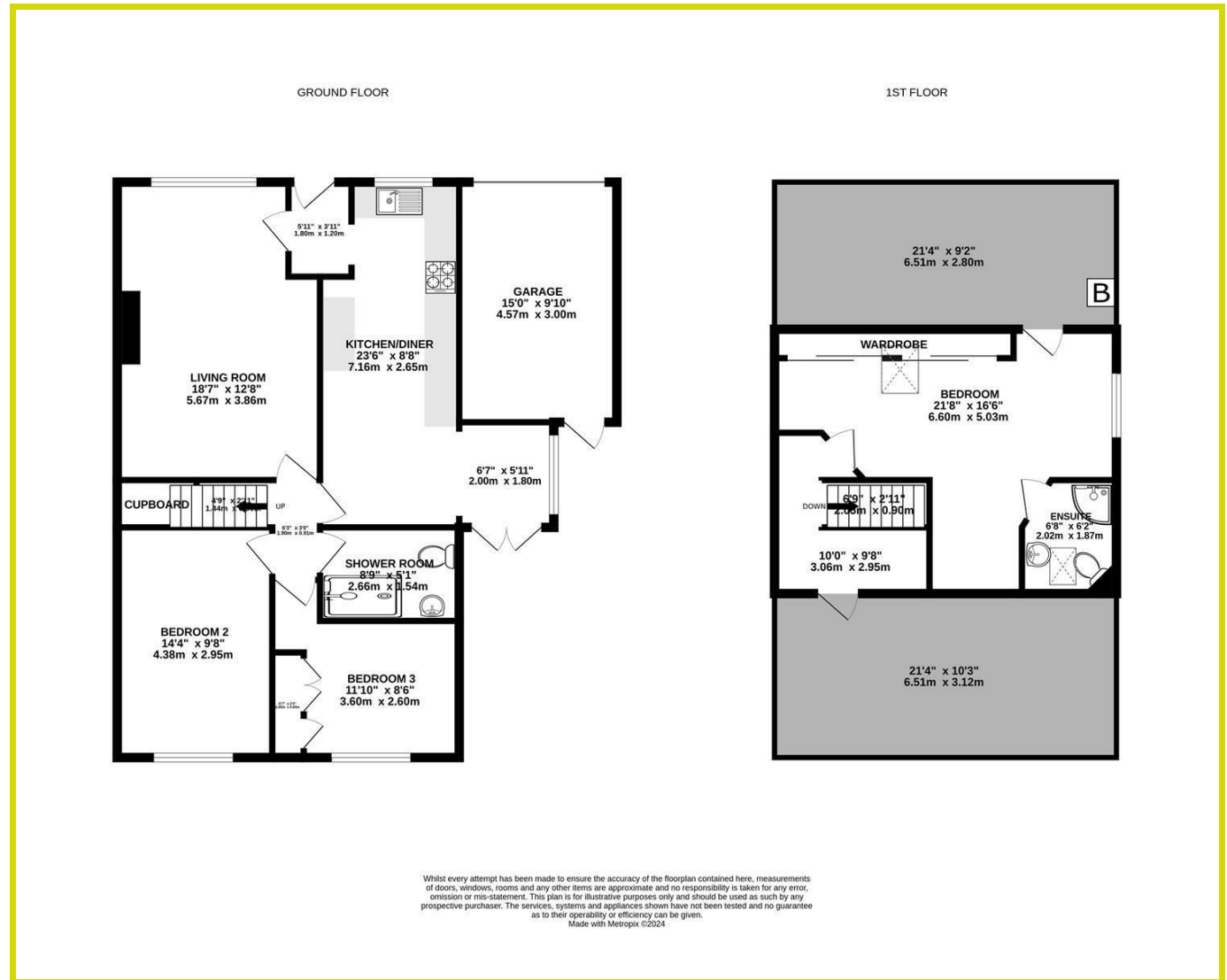
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

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	84
(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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	57
(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



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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

