



17A Priory Avenue,
Tollerton, NG12 4EE

TJ
THOMAS
JAMES

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Thomas James are delighted to offer this individually designed detached bungalow to the market.

Recently renovated by the current owner, the property provides spacious accommodation including; an entrance hall, an open plan living/dining room, a refitted breakfast kitchen, two bedrooms, and a bathroom on the ground floor, with the first floor landing giving access to a further bedroom, a shower room, and a storage room (offering the potential for conversion to an additional bedroom).

Benefiting from gas central heating, the property has gardens to both the front and rear, plus a driveway and garage providing off road parking for a number of vehicles.

Enjoying a quiet cul-de-sac position in the sought after village of Tollerton, the property is within easy reach of Nottingham City Centre, and surrounding villages via main road routes and local transport links.

Offered to the market with no upward chain.

Guide Price £375,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hall. From here, stairs rise to the first floor, there is an under stairs storage cupboard, tiled flooring, a radiator, and doors into the breakfast kitchen and the living/dining room.

The dual aspect living/dining room has three double glazed windows to the front, tiled flooring, two radiators, and double glazed sliding doors opening to the rear garden.

Fitted with a range of contemporary (handleless) wall, drawer and base units, with tiled splash backs and wood effect work surfaces over, the breakfast kitchen has an inset stainless steel sink and drainer unit with a mixer tap, space and plumbing for appliances including a washing machine, a dishwasher, and an American style fridge/freezer, plus space for a cooker. There is a breakfast bar, a radiator, a window overlooking the garden, and a door opening out.

The bathroom is fully tiled and fitted with a white three piece suite including a wc, a vanity wash hand basin, and a P-shaped bath with a mains fed shower over.

There are two bedrooms on the ground floor (one has built in wardrobes and overhead storage).

On reaching the first floor, the landing has a Velux window, and gives access to a further bedroom (With a window to the side elevation and feature window seat, a further Velux window, built in wardrobes and drawers, and eaves storage), and a shower room which is fitted with a shower cubicle, a wc, and a wash hand basin and a Velux window.

There is also access from the landing, to a useful store room, which houses the central heating boiler, and offers the potential for conversion to an additional bedroom.

OUTSIDE

At the front of the property there is a gravelled garden, with a walled front boundary, shrub borders, and a pathway to the entrance door.

The tarmac driveway provides off road parking, and in turn gives access to the SINGLE GARAGE (with an up and over door).

The low maintenance rear garden has fenced and hedged boundaries, and includes paved and lawned areas, and shrub borders.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,432.97.

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.



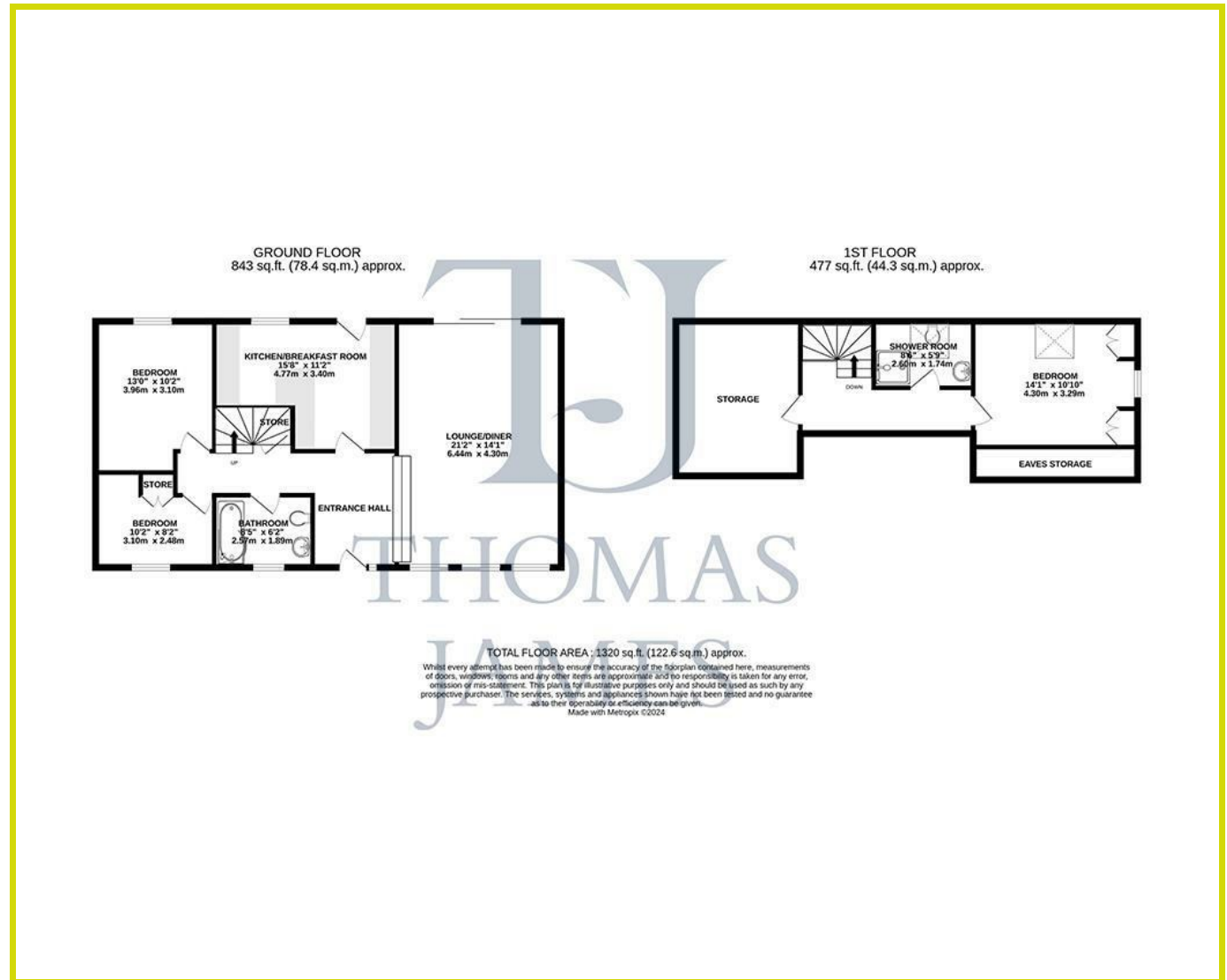
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MONEY LAUNDERING

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			
(92-100) A			
(81-91) B			
(69-80) C		69	81
(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	



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