



6 The Hollows,
Silverdale, NG11 7FJ

TJ
THOMAS
JAMES

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GUIDE PRICE: £300,000 - £325,000

This detached family home provides spacious accommodation arranged over two floors including; an entrance hall, a dual aspect lounge/dining room with patio doors opening to the rear garden, plus a kitchen on the ground floor, with the first floor landing giving access to three bedrooms, the wet room and the separate wc.

Benefiting from gas central heating and double glazing, the property has a larger than average sized garden to the rear, offering huge scope for development of the property (subject to necessary building/planning consents).

Conveniently situated for access to the Queens Medical Centre, East Midlands Airport and East Midlands Parkway train station, the property is also within easy reach of Nottingham City Centre and a wealth of local facilities.

Viewing is recommended.

Guide Price £300,000





ACCOMMODATION

The aluminium framed glazed entrance door opens to the entrance hall, From here, the stairs rise to the first floor, and there are doors into the lounge/dining room, and the kitchen.

The dual aspect lounge/dining room has a feature internal window overlooking the entrance hall, a wall mounted gas fire, a window to the front, and sliding patio doors opening to the rear garden. A door from the dining area, opens to the kitchen.

Fitted with a range of wall and base units with tiled splash backs and work surfaces over, the kitchen has a stainless steel sink and drainer unit, and space and plumbing for a washing machine. There is a window overlooking the garden, the gas boiler (housed under a counter), and a door leading out to the side.

On reaching the first floor, the landing has a loft access hatch, an airing cupboard housing the hot water cylinder, and doors into three bedrooms (one with a built in cupboard), the wet room, and the separate wc.

OUTSIDE

At the front of the property, the driveway provides off road parking for up to two vehicles, and in turn gives access to the GARAGE (with barn style doors to the front, a window, and a pedestrian door to the pathway at the side). There is a lawned garden adjacent, with a low level wall to the boundary, gated access to the side and rear, and a pathway to the entrance door.

There is a larger than average sized garden to the rear of the property, offering huge scope for development of the property (subject to necessary building/planning consents).

The garden offers fenced and mature hedged boundaries, and includes a patio seating area, and a lawned area.

Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2024/2025 £2,248.61.

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

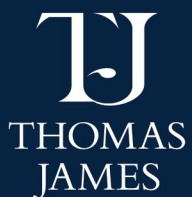
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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