



2 Farm Close,  
Clifton, NG11 8DN

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This semi detached home has been recently refurbished to a high standard and will make an ideal first time or investment purchase!

The property provides accommodation arranged over two floors including an entrance hall, a dual aspect open plan living space to include the kitchen, lounge and dining areas with French doors opening to the rear garden, and a wc/utility room on the ground floor, with the first floor landing giving access to three bedrooms, and the four piece bathroom.

Benefiting from double glazing, solar panels and gas central heating with a recently installed combination boiler, the property also has low maintenance enclosed gardens to both the front and rear.

Situated in a cul-de-sac, the property is ideally located for access to the Queens Medical Centre, East Midlands Airport, East Midland Parkway train station, popular Universities, and Nottingham City Centre, as well as a wealth of local facilities, including shops, doctors, dentist and a leisure centre.

Offered to the market with no upward chain. Viewing is recommended.

**Guide Price £220,000**





## ACCOMMODATION

The UPVC entrance door opens to the entrance hall. From here, stairs rise to the first floor, there is an understairs storage (which houses the recently installed combination boiler), and a door opening to the lounge/dining room.

The dual aspect lounge/dining room has a window to the front, French doors opening to to the rear garden, and gives open access to the kitchen.

Fitted with a range of base and wall units, tiled splash backs and square edge work surfaces, the kitchen has a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space for a tall fridge/freezer, plus a built in oven, and a gas hob with an extractor hood over. There are windows to the side and rear, a door opening to the rear garden, and a door into the ground floor wc/utility area (which is fitted with a two piece suite and has plumbing for a washing machine).

On reaching the first floor, the landing has doors into three bedrooms (two with over stairs storage cupboards), and the family bathroom, which is fitted a four piece suite comprising a panelled bath, a separate shower cubicle, a pedestal wash hand basin, and a wc.

## OUTSIDE

There is wrought iron pedestrian gated access to the enclosed garden at the front of the property, which has mature shrubs, and a pathway to the entrance door. There is further wrought iron pedestrian gated access to the rear garden.

The rear garden is enclosed by timber screen fencing and includes; a decked seating area, gravelled beds, and mature trees.

## Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2024/2025 £1,686.46.

## 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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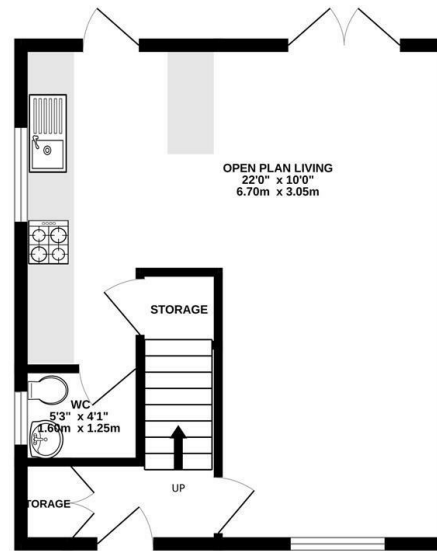
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## MONEY LAUNDERING

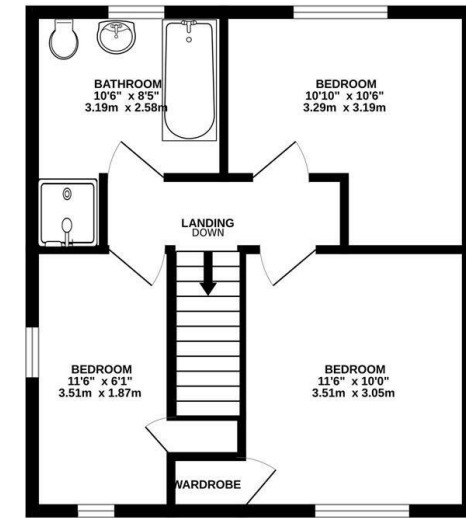
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	83
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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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**TJ**  
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