



123 The Downs,
Silverdale, NG11 7EB

TJ
THOMAS
JAMES

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****Guide Price £294,000 - £300,000****

This detached family home is situated on a corner plot and offers accommodation spread across two floors. The ground floor comprises an entrance hall, a dual aspect lounge/dining room with patio doors leading to the rear garden, and a kitchen. On the first floor, there are three bedrooms, a bathroom, and a separate wc.

The property benefits from gas central heating and features an enclosed garden at the rear, as well as a front garden. Additionally, there is a driveway and garage that can accommodate multiple vehicles.

Conveniently located near the Queens Medical Centre, East Midlands Airport, and East Midlands Parkway train station, this property also provides easy access to Nottingham City Centre and a variety of local amenities.

This property is being offered to the market with NO UPWARD CHAIN, making it an attractive option for potential buyers.

We highly recommend viewing this property.

Offers Over £280,000





Directions

The Downs can be located off Brookthorpe Way, or Monksway, Silverdale.

GROUND FLOOR ACCOMMODATION

Wooden Entrance Door

With glazed panels to both sides, opens to the:-

Entrance Hall

Amtico flooring, radiator, ceiling light point, stairs off to the first floor (with a window to the half landing), doors to the open plan lounge/dining room, and the:-

Kitchen

Fitted with a range of wall drawer and base units, roll edge work surface, one and a half bowl stainless steel sink and drainer unit with a mixer tap over, built in electric oven, and a four ring gas hob with an extractor hood over..

Window to the rear elevation, under stairs storage cupboard, tiled flooring, ceiling spot lights, door to the:-

Open Plan Lounge / Dining Room

A dual aspect room with a bay window to the front elevation, Amtico flooring, radiator, dado rail, coving to the ceiling, ceiling roses, wall light points, a gas fire set in a brick surround, and patio doors opening to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch, ceiling light point, doors into three bedrooms, the bathroom and the separate wc.

Separate WC

Fitted with a low flush wc. Window to the side elevation, ceiling spot light.

Bathroom

Fitted with a bath with a shower attachment over, and a wash hand basin with a mixer tap over.

Window to the rear elevation, ceiling spot lights, radiator, wall mounted mirror.



Bedroom Two

Window to the rear elevation, radiator, ceiling light point, storage cupboard housing the water cylinder.

Bedroom One

Window to the front elevation, radiator, ceiling light point, Amtico flooring.

Bedroom Three

Window to the front elevation, radiator, ceiling light point, Amtico flooring, over stairs storage area.

OUTSIDE

The driveway at the front of the property provides off road parking for up to three vehicles, and in turn gives access to the SINGLE GARAGE. There is a lawned garden adjacent, access to the entrance door, and gated access to the rear garden.

To the rear of the property the garden is fully enclosed by timber screen fencing and includes a patio seating area, and a shaped lawn. A pathway leads to the garage.

Single Garage

With an up and over door, and a pedestrian door to the side garden.

Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2022/2023 £2,039.23.

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

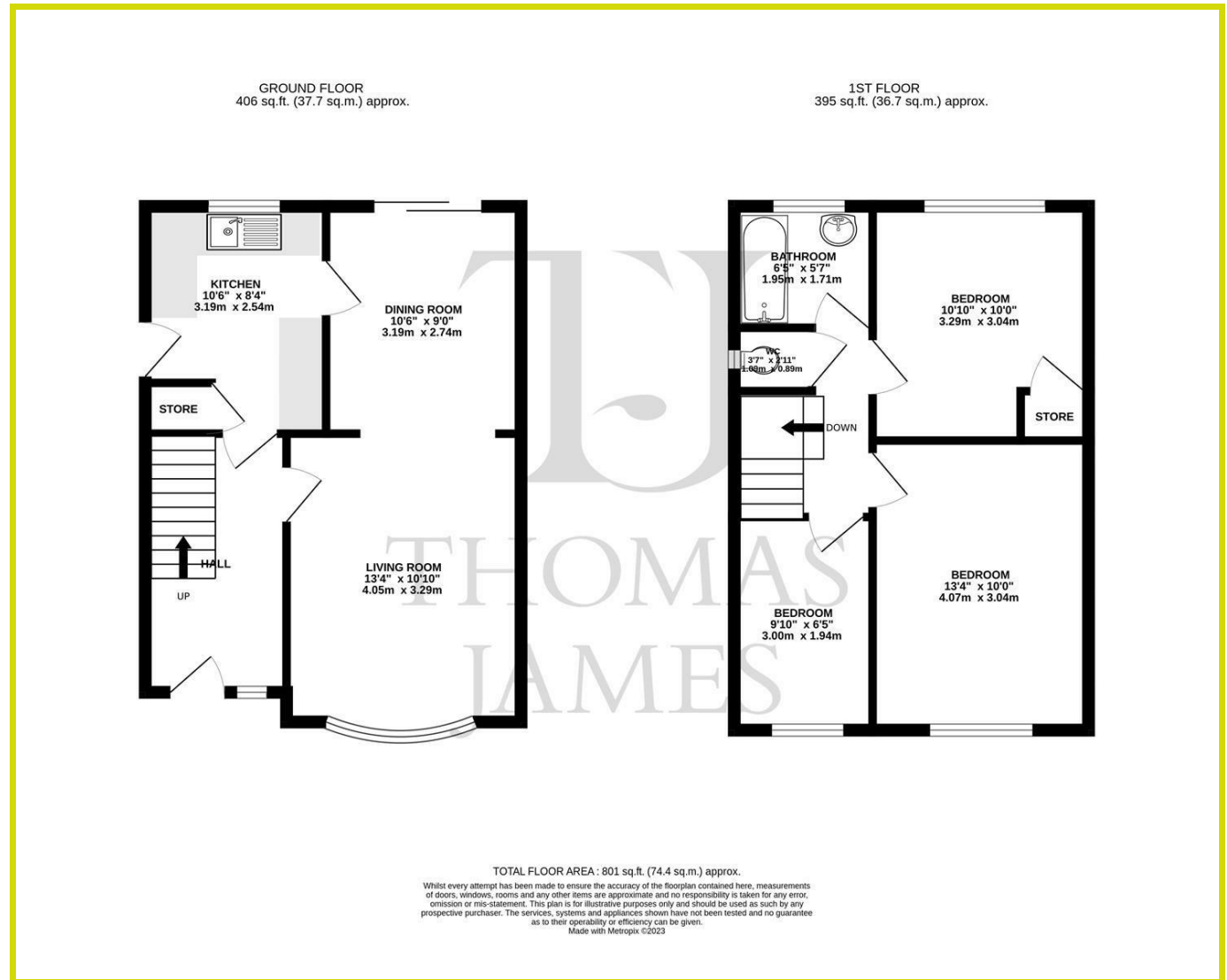
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MONEY LAUNDERING

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			
(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			
(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		



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