



9 Thames Street,  
Bulwell, NG6 8HW

TJ  
THOMAS  
JAMES

# 9 Thames Street, Bulwell, NG6 8HW

This semi detached home is offered to the market with no upward chain, and in need of some refurbishment.

The property provides accommodation arranged over three floors including; an entrance hall, two reception rooms, a kitchen, and a wetroom on the ground floor, three bedrooms on the first floor, and a further bedroom on the second floor.

Benefiting from gas central heating and UPVC double glazing, the property also has a garden area to the rear.

The property is conveniently situated for access to facilities in Bulwell, and is close to local transport links and main road routes to Nottingham City Centre.

An ideal investment purchase.

**Guide Price £125,000**





## GROUND FLOOR ACCOMMODATION

### Composite & Double Glazed Entrance Door

Opens to the:-

### Entrance Hall

Ceiling light point, radiator, access to the front and rear reception rooms.

### Front Reception Room 10'4" x 12'4" (3.17 x 3.76)

UPVC double glazed window to the front elevation, ceiling light point, radiator, two built in meter cupboards, television aerial connection point, telephone connection point.

### Rear Reception Room 13'5" x 12'4" (4.11 x 3.76)

UPVC double glazed window to the rear elevation, ceiling light point, radiator, built in cupboard housing the Worcester combination boiler, stairs off to the first floor, under stairs storage cupboard, built in storage cupboard, access to the:-

### Kitchen 11'6" x 7'2" (3.51 x 2.19)

Units fitted to the wall and base, single drainer stainless steel sink and drainer unit with cupboards under, plumbing for a washing machine, gas and electric cooker points.

UPVC double glazed window to the side elevation, UPVC door giving access to the rear yard, access to the:-

### Ground Floor Wetroom

Fitted with a wall mounted shower, under floor drainage, a low flush wc, and a pedestal wash hand basin.

UPVC double glazed window to the side elevation, ceiling light point, extractor fan, fully tiled walls.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

Stairs off to the second floor, loft access hatch, access to three bedrooms.

### Bedroom One 14'2" x 12'4" (4.34 x 3.77)

UPVC double glazed window to the front elevation, ceiling light point, radiator, under stairs storage area.

### Bedroom Two 12'3" x 8'10" (3.75 x 2.71)

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

### Bedroom Three 11'6" x 7'3" (3.53 x 2.23)

UPVC double glazed window to the side elevation, ceiling light point, radiator.

### Second Floor Bedroom 13'0" x 10'11" (3.97 x 3.34)

UPVC double glazed window to the side elevation, ceiling light point, radiator.

## OUTSIDE

At the front, the property is flush to the pavement.

To the rear of the property there is a block paved area, and steps up to a raised garden area.

### Council Tax Band

Council Tax Band B. Nottingham City Council.

Amount Payable 2024/2025 £1,967.54.

### Referral Arrangement Note

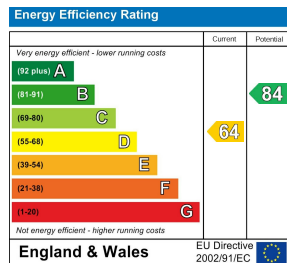
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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.



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

Tel: 0115 9844660 | Email: [ruddington@tjea.com](mailto:ruddington@tjea.com) | Web: [www.tjea.com](http://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.

