



2 Fabis Drive,
Clifton Grove, NG11 8NZ

2 Fabis Drive, Clifton Grove, NG11 8NZ

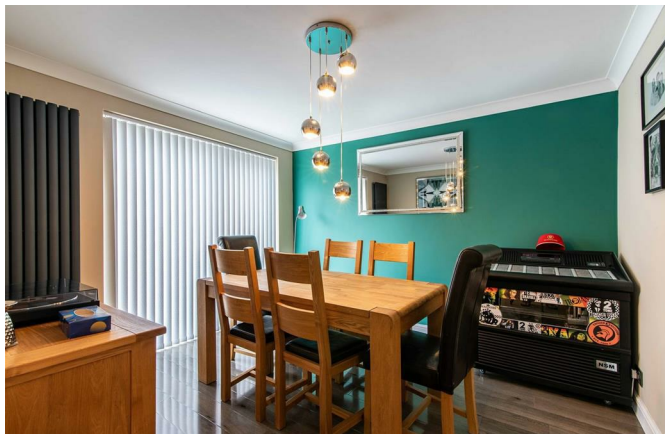
Thomas James are delighted to bring to market this immaculately presented detached family home. The property has been recently renovated by the current owners, with works including a newly fitted kitchen with a range of integrated appliances, new bathroom complete with a Jacuzzi style bath and shower enclosure, and newly laid carpets.

Arranged over two floors, the spacious accommodation includes an entrance hall, living room, dining room, kitchen, utility room, and w/c to the ground floor, with the first floor landing giving access to three bedrooms and the family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property boasts a large driveway and single garage, plus fully enclosed gardens to the rear.

Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station. The property is within easy reach of Nottingham City Centre and a wealth of local facilities via local transport links, including the tram network.

Guide Price £360,000





GROUND FLOOR ACCOMMODATION

UPVC Double Glazed Entrance Door

Leading into the:-

Entrance Hall

Stairs with a feature glazed banister rising to the first floor, under-stairs storage cupboard, radiator, and doors leading to the kitchen and the:-

Living Room

UPVC double glazed window to the front elevation, radiator.

Kitchen

Recently refitted with a range of wall, drawer and base units with roll edge work surfaces and matching up-stands over, stainless steel circular sink and drainer unit with mixer tap, built-in electric oven, built-in oven/grill, built-in induction hob with extractor fan over, integrated dishwasher, integrated fridge/freezer.

Plinth heater, UPVC double glazed window to the rear elevation, door to the UTILITY ROOM and a door leading to the:-

Dining Room

UPVC double glazed patio doors opening to the rear garden, radiator.

Utility Room

Fitted with base units with roll edge work surfaces over, stainless steel sink and drainer unit with mixer tap, space for a washing machine and tumble dryer. Storage cupboard, radiator, and timber door leading to the GARAGE and UPVC double glazed door leading out to the rear garden.

Ground Floor W/C

Fitted with a low level flush w/c, and a wash hand basin. Heated towel rail, and an obscure UPVC double glazed window.

FIRST FLOOR ACCOMMODATION

First Floor Landing

UPVC double glazed window to the side elevation, storage cupboard, loft access hatch giving access to the boarded loft space above (with a pull-down ladder, power connected and light), air conditioning and doors leading to three bedrooms and the family bathroom.

Bedroom One

A double room. UPVC double glazed window to the front elevation, radiator.

Bedroom Two

A double room. UPVC double glazed window to the rear elevation, radiator.

Bedroom Three

UPVC double glazed window to the front elevation, radiator.

Family Bathroom

Jacuzzi bath, separate shower cubical with glazed door, low flush toilet, wash hand basin radiator, fully tiled walls and floor, and a UPVC double glazed window to the rear elevation

OUTSIDE

To the front of the property there is a lawned area, with a large driveway providing off road parking for multiple vehicles and giving access to the SINGLE GARAGE and the FRONT ENTRANCE DOOR. To the side there is gated access to the rear garden.

The attractive rear garden is fully enclosed with timber screen fencing to the boundaries, and includes two patio areas, a shaped lawn and shrub bed borders.

Single Garage

With an up and over door to the front, with electric and light. Also houses the boiler.

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.

Directions

Fabis Drive can be located off Clifton Lane (A453) Remembrance Way, Clifton.

DISCLAIMER NOTES

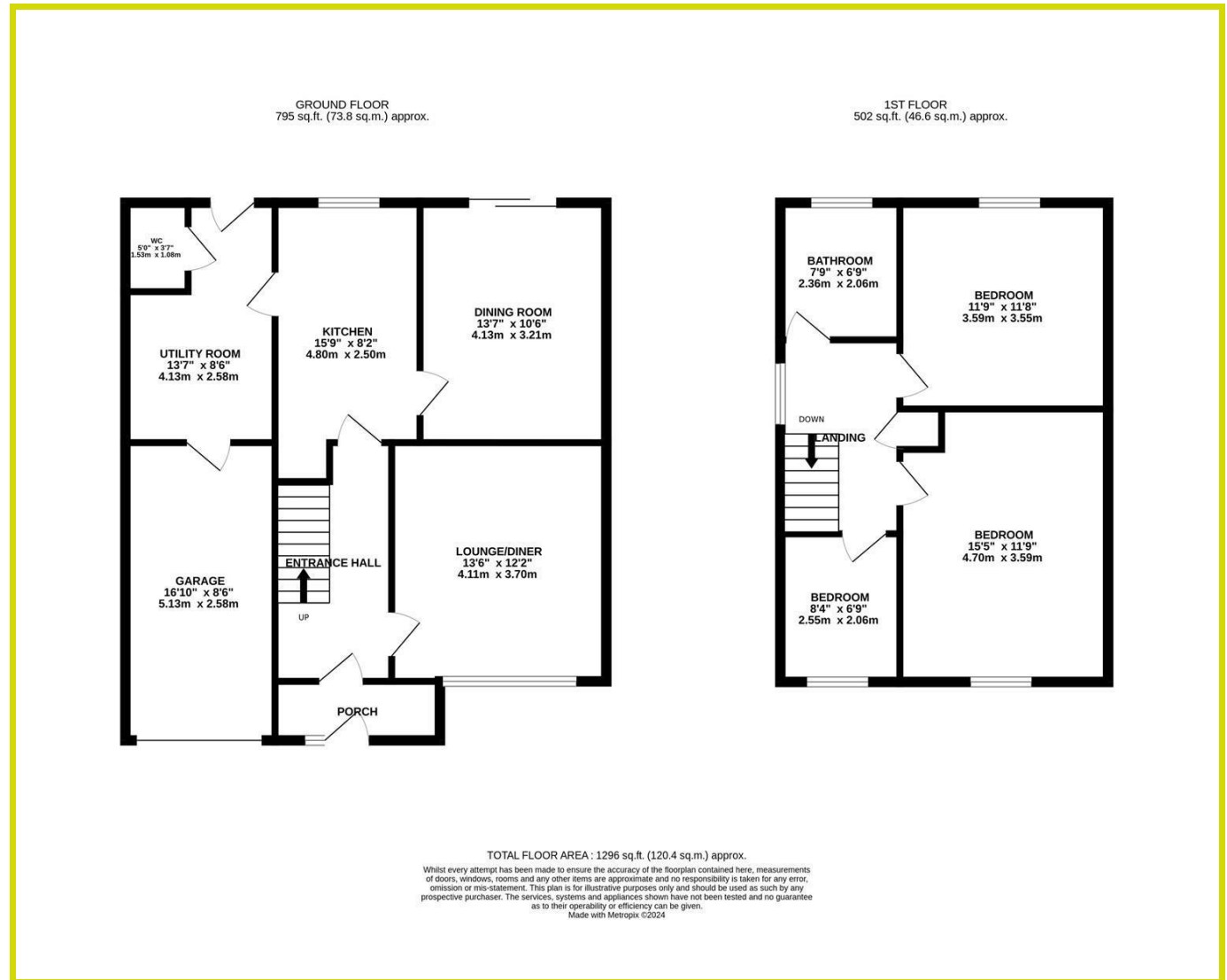
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	
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



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

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: 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.

