



4 Rowan Drive,
Keyworth, NG12 5DR

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PUBLIC NOTICE

Thomas James are now in receipt of an offer for the sum of £210,000 for 4, Rowan Drive Keyworth, Nottinghamshire, NG12 5DR. Anyone wishing to place an offer on this property should contact Thomas James Estate Agents, 20 High Street, Ruddington, NG11 6EH on 0115 984 4660 before exchange of contracts.

This detached bungalow provides accommodation including an entrance hall, a kitchen, a lounge, an inner hallway, two bedrooms, a bathroom and a lean-to conservatory.

Occupying a good size plot, the property has mature gardens to both the front and rear, plus a driveway and single garage providing off road parking for a number of vehicles.

Situated in the highly regarded south Nottinghamshire village of Keyworth, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

Offered to the market with no upward chain, and in need of refurbishment throughout, the property provides scope to create a wonderful home!

£220,000





ACCOMMODATION

The UPVC double glazed entrance door opens to the entrance hall. The entrance hall has parquet flooring, and gives access to the lounge and the kitchen.

Fitted with a range of wall, glass fronted display, and base units, tiled splash backs and roll edge work surfaces, the kitchen has a single drainer stainless steel sink with a mixer tap, space and plumbing for a washing machine, and space for an electric cooker. There is a wall mounted central heating boiler, a window to the side, and a part glazed door opening to the side.

Overlooking the front, the lounge has a fireplace with a tiled surround (and floor standing gas fire), and gives access to the inner hallway.

The inner hallway has two storage cupboards, and gives access to both bedrooms, and the bathroom, which is fitted with a cast iron bath, a wash hand basin with a vanity unit beneath, and a low flush wc.

Bedroom one overlooks the lean-to conservatory, and has a built in double wardrobe, and an airing cupboard housing the copper hot water cylinder. Bedroom two has sliding patio doors into the lean-to conservatory.

Completing the accommodation, the lean-to conservatory is of timber and single glazed construction, and has French doors opening to the rear garden.

OUTSIDE

To the front of the property there is a lawned garden, with mature plant and shrub borders and beds. There is a pathway to the entrance door, and gated pedestrian access to the rear garden.

The driveway provides off road parking for one vehicle, and continues via double gates, to a further driveway at the side of the property, which leads in turn to the BRICK BUILT SINGLE GARAGE (with an up and over door).

The rear garden has hedged and fenced boundaries and includes; shaped lawned areas, stepping stone pathways, and well stocked beds and borders.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,953.22.

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.

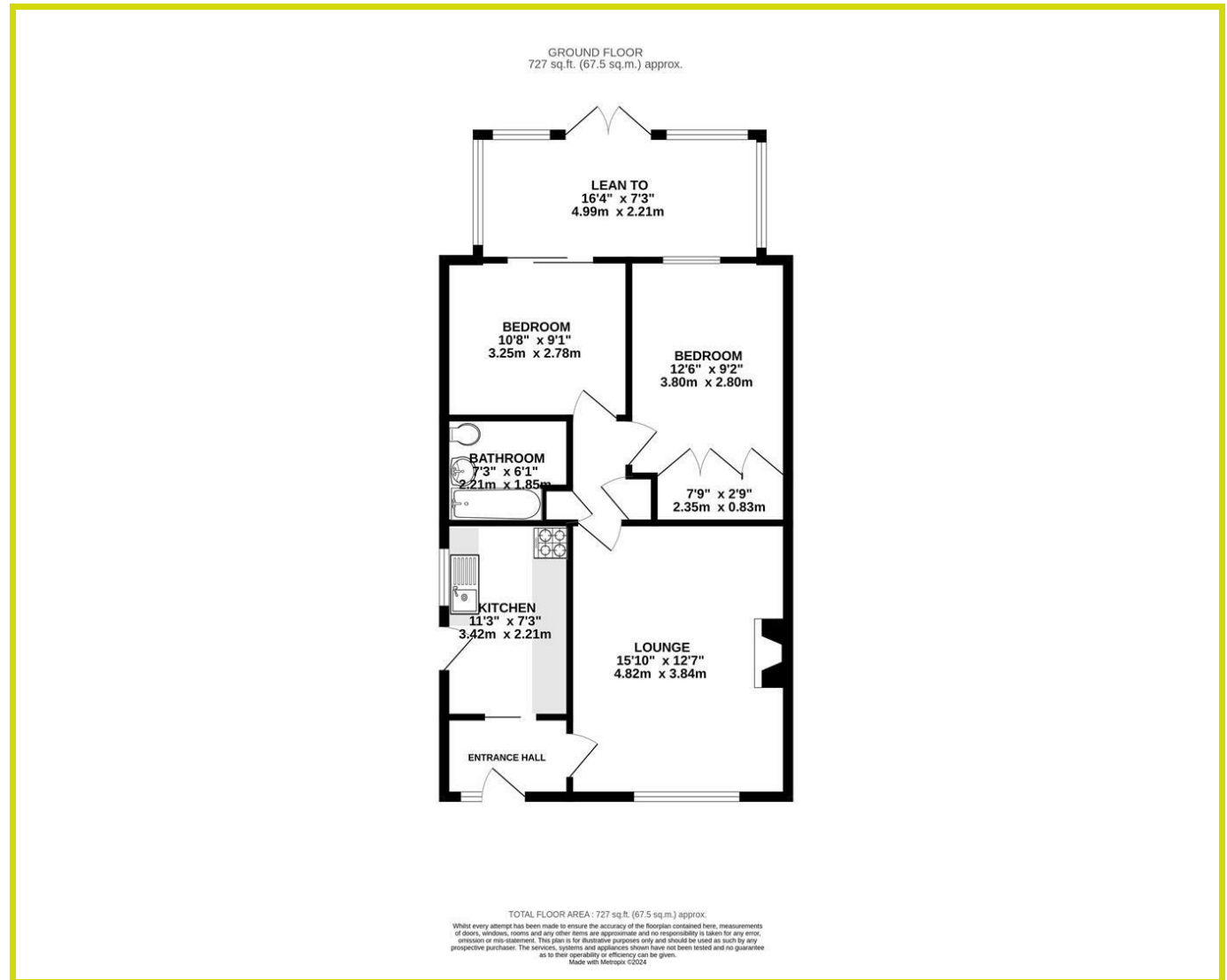
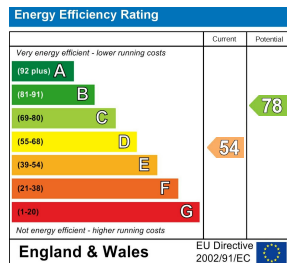


DISCLAIMER NOTES

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

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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.

