



2 Thymus Walk,
Barton Green, Clifton, NG11 8SA

TJ
THOMAS
JAMES

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This mid terraced home provides accommodation arranged over two floors including; an entrance hall, a lounge, and a kitchen with patio doors opening to the rear garden on the ground floor, with the first floor landing giving access to two bedrooms, and the family bathroom.

Benefiting from gas central heating and double glazing, the property has a low maintenance enclosed garden to the rear, and a further garden to the front. A garage situated in the rear garden, accessed via a communal parking area, provides off road parking.

Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station, popular Universities, the property is within easy reach of Nottingham City Centre and a wealth of local facilities, including shops, doctors, dentist and a leisure centre.

The property is currently let, but could be offered with no upward chain.

Guide Price £170,000





ACCOMMODATION

The canopied UPVC entrance door opens to the entrance hall. From here, the stairs rise to the first floor, and there is a door opening to the lounge.

The lounge has a bay window to the front, an under stairs storage cupboard, and a door opening to the kitchen.

Fitted with wall and base units, tiled splash backs and roll edge work surfaces, the kitchen has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, and a freestanding cooker with an extractor fan over. The wall mounted boiler is housed here, there is a window to the rear, and sliding patio doors opening to the garden.

On reaching the first floor, the landing has a storage cupboard, a loft access hatch, and gives access to two bedrooms (one with built in wardrobes), and the family bathroom, which is fitted with a panelled bath with an electric shower and a glazed screen over, a pedestal wash hand basin, and a low flush wc.

OUTSIDE

At the front of the property, there is a lawned garden, with established bushes, and a pathway to the entrance door.

The rear garden is fully enclosed by timber screen fencing, and is laid to a paved patio seating area.

A GARAGE (of concrete construction with timber doors opening to the rear) is situated in the rear garden.

Currently Let

We understand that the property is currently let.

Further details to follow.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2024/2025 £1,686.46.

Referral Arrangement Note

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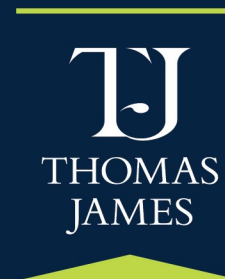
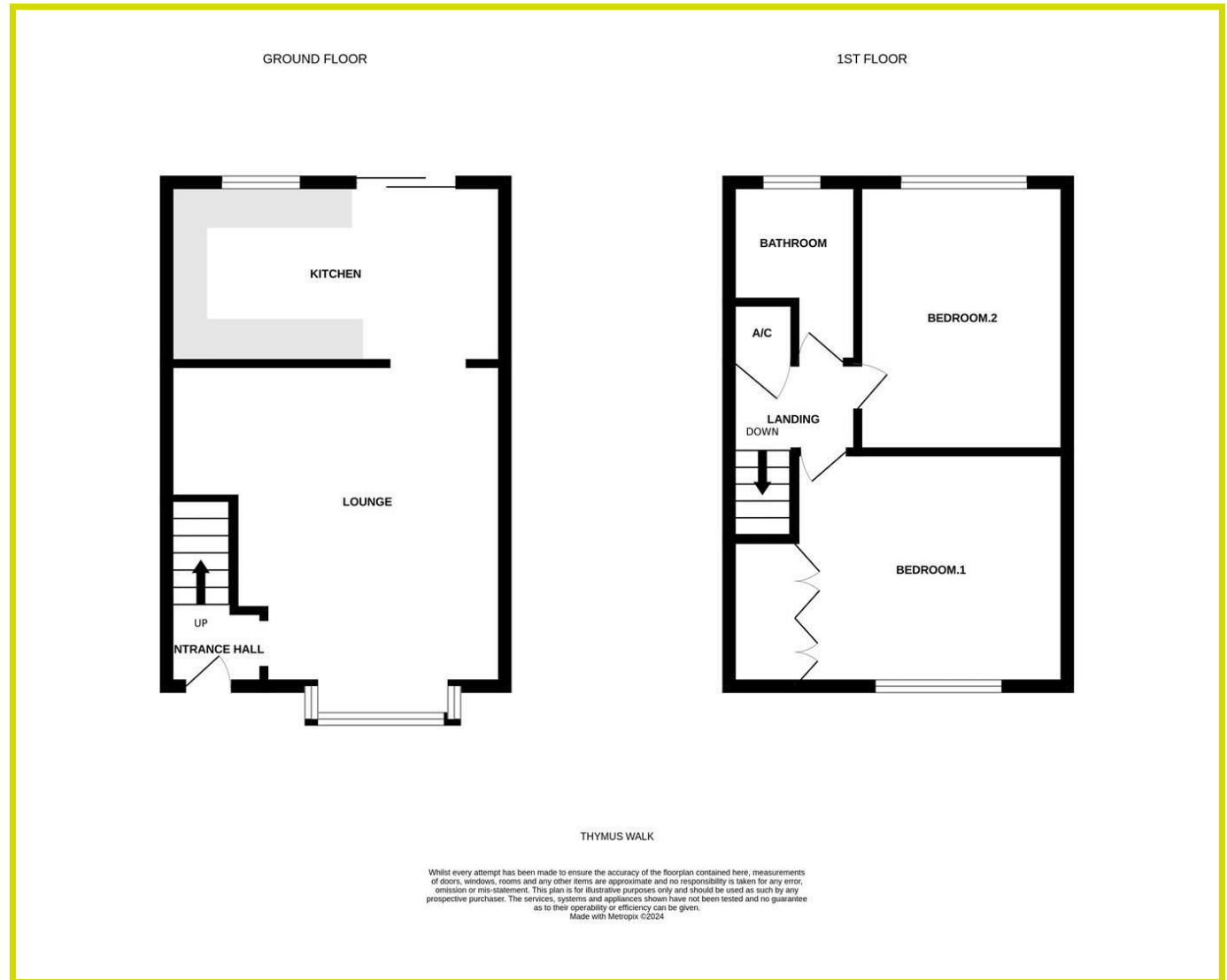
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		73	
(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	



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