



11 Thurlestone Drive,  
Mapperley, NG3 5SD

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This mid town house provides accommodation arranged over two floors including an entrance porch, a lounge, a kitchen, and a conservatory on the ground floor, with the first floor landing giving access to two bedrooms, and the family bathroom.

Benefiting from gas central heating, the property has a low maintenance garden to the rear, and a driveway providing off road parking for one vehicle at the back.

The property is situated within easy reach of Gedling Country Park, and of excellent facilities in Mapperley including shops, primary schools, a library, restaurants and bars. Local transport links and main road routes provide access to Nottingham City Centre.

An ideal first time or investment purchase.

**Offers Over £185,000**





### **ACCOMMODATION**

The UPVC entrance door opens to the entrance porch. The entrance porch has tiled flooring, and a door opening into the lounge.

Overlooking the front, the lounge has an electric fire set in a feature surround, an understairs storage cupboard, and a part glazed door opening to the kitchen.

Fitted with a range of wall, display and base units, the kitchen has a stainless steel one and a half bowl sink and drainer unit with a mixer tap over, a dishwasher, plus a gas oven, and an electric hob. There are stairs off to the first floor, storage shelves, and access to the conservatory.

The conservatory has a dwarf wall, tiled flooring, windows overlooking the rear garden, and French doors opening out.

On reaching the first floor, the landing has a loft access hatch, and gives access to two bedrooms (one with an airing cupboard which houses the boiler), and the family bathroom. The family bathroom is fitted with a wash hand basin, a wc, and a bath with a shower attachment over.

### **OUTSIDE**

At the front of the property, low maintenance garden. A pathway leads to the entrance door.

The rear garden includes a decked seating area with a low maintenance area beyond. There is a storage shed, and access to the parking area at the back.

### **Council Tax Band**

Council Tax Band B. Gedling Borough Council.

Amount Payable 2024/2025 £1,843.57.

### **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.



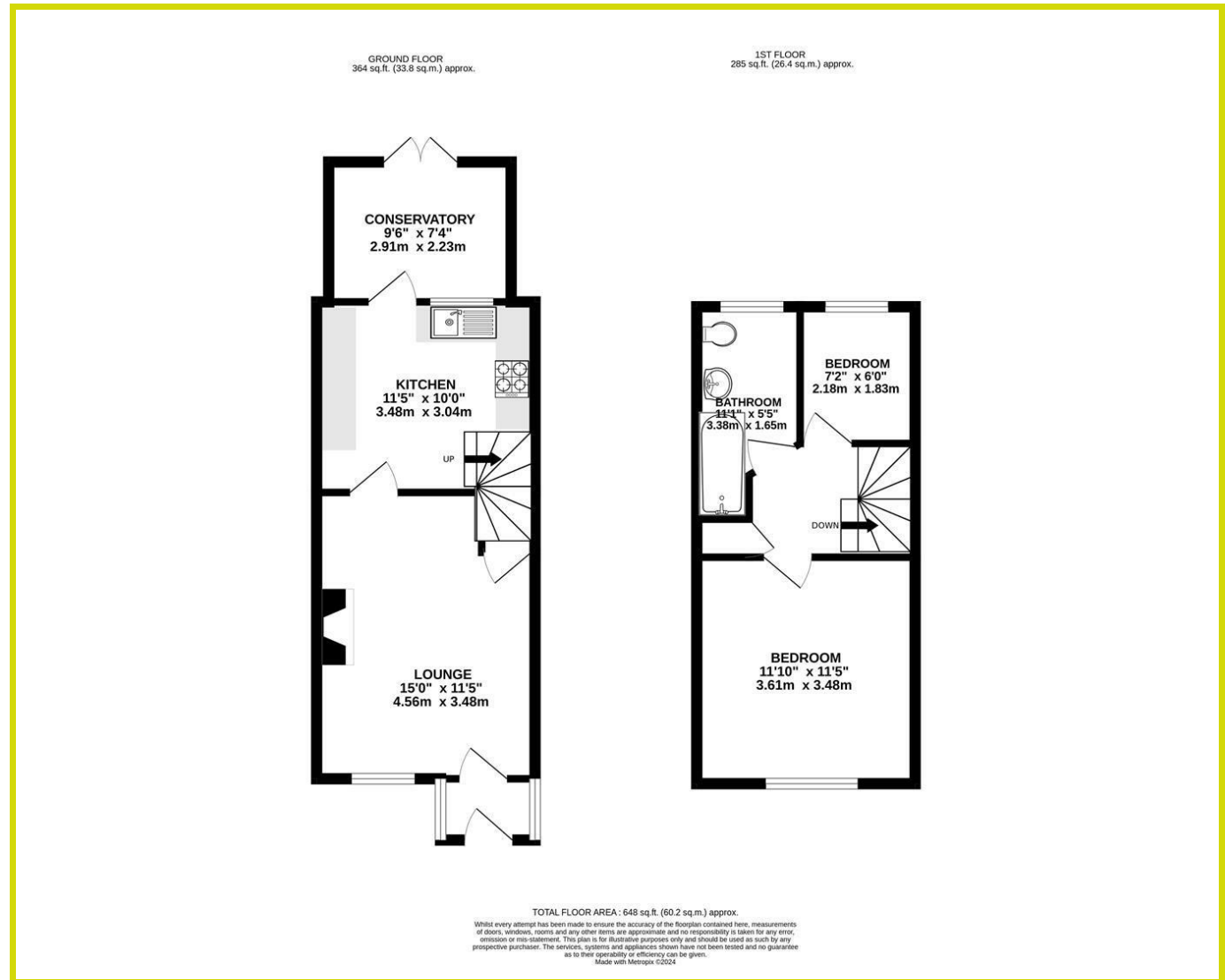
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## MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		69	
(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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