



75 Brookthorpe Way,
Silverdale, NG11 7FE

TJ
THOMAS
JAMES

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This semi detached bungalow provides accommodation including an entrance hall, a lounge, a kitchen, a bathroom, and three bedrooms.

Benefiting from gas central heating and double glazing, the property has a good size enclosed garden to the rear, a further garden to the front, plus a driveway providing off road parking for a number of vehicles.

Conveniently situated for access to the Queens Medical Centre, East Midlands Airport and East Midlands Parkway train station, the property is also within easy reach of Nottingham City Centre and a wealth of local facilities.

Viewing is recommended.

Guide Price £265,000





ACCOMMODATION

The canopied composite entrance door opens to the entrance hall. The entrance hall has a meter cupboard, a radiator, a door into the lounge, and open access to the kitchen.

Fitted with wall and base units, tiled splash backs and square edge work surfaces, the kitchen has space and plumbing for a washing machine, space for an American style fridge/freezer, plus a built in Beko oven, with a four ring electric hob and an extractor hood over. There is a radiator, two ceiling light points, windows to the side and front, and a door opening to the side.

The lounge has a large window to the front, a radiator, ceiling spotlights, and a door into the inner hallway.

The inner hallway has a storage cupboard, and doors into the family bathroom, and all three bedrooms.

Bedroom three overlooks the side, and has a radiator and ceiling light point. Bedrooms one and two overlook the rear, and each has a radiator, and ceiling light point.

Completing the accommodation, the family bathroom is fitted with a bath, a pedestal wash hand basin, and a wc. There is a window to the side, tiling to the walls, a ceiling light point, an extractor fan, and a heated towel rail.

OUTSIDE

The driveway at the front of the property provides off road parking for a number of vehicles. There is a lawned garden adjacent, access to the canopied entrance door, and double gated access to the rear garden.

To the rear of the property, there is a good size garden, which is timber fence enclosed and includes; paved areas, a lawned area, and mature plants and shrubs.

Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2024/2025 £2,248.61.

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.

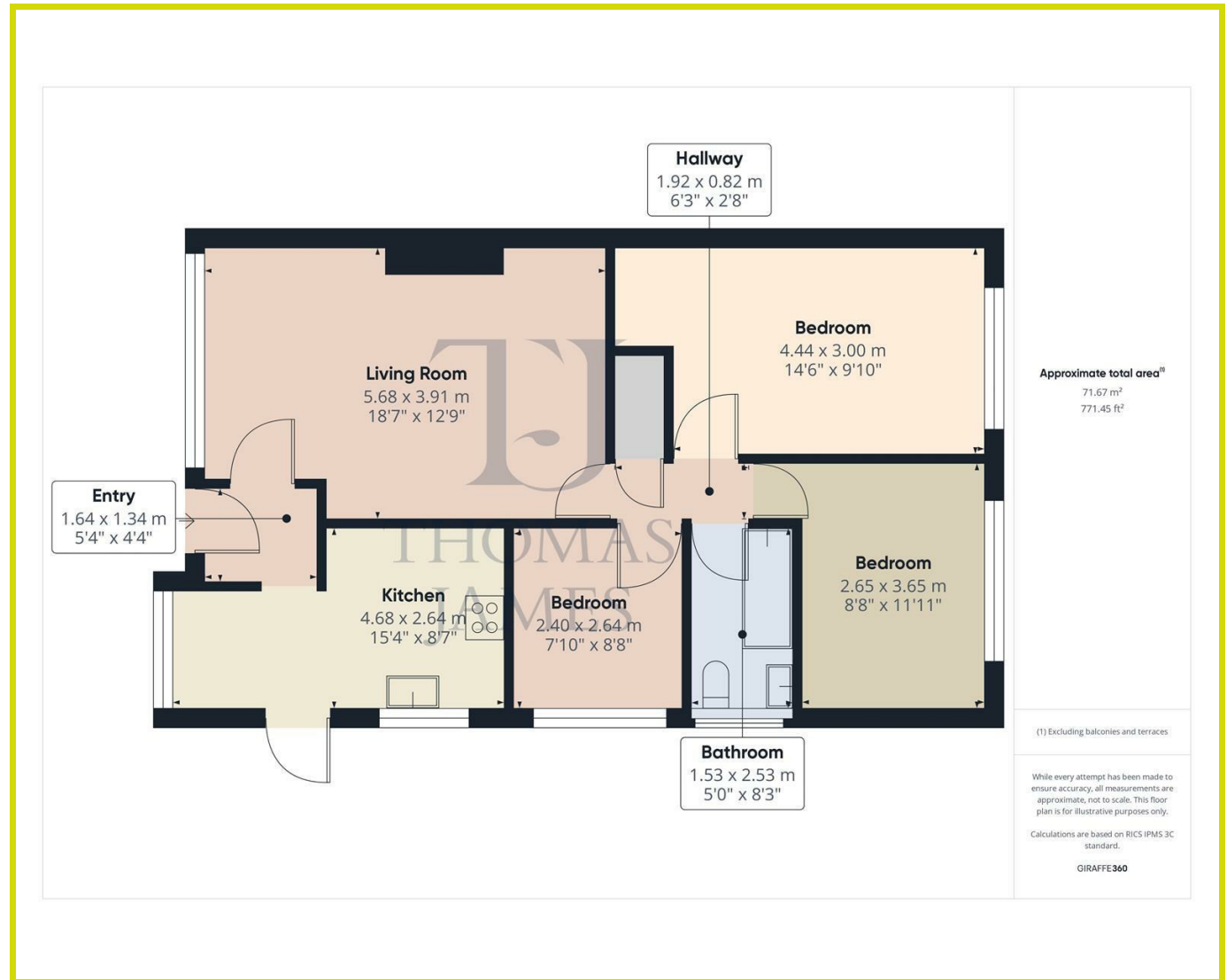
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MONEY LAUNDERING

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		70	
(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	



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

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

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