



110 Widecombe Lane,
Clifton, NG11 9GY

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This brick built mid town house provides accommodation arranged over two floors including; an entrance hallway, a living room, a breakfast kitchen, and a utility room on the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from solar panels, gas central heating and double glazing, the property has an enclosed garden to the rear, and a block paved driveway at the front providing off road parking.

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, including shops, doctors, dentist and a leisure centre.

Viewing is recommended.

Guide Price £185,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, and a door opening to the living room.

The living room has a double glazed window to the front, a radiator, a feature fireplace, and a door into the breakfast kitchen.

The breakfast kitchen has a range of wall, drawer and base units, a sink and drainer unit with a mixer tap over, space and plumbing for a dishwasher, plus a built in oven, and a gas hob with an extractor hood over. There is a breakfast bar area, a double glazed window to the rear, and a glazed panelled door into the utility room.

The utility room has work surfaces with storage cupboards beneath, and space and plumbing for a washing machine. There is a double glazed window to the rear, and a double glazed door opening out.

On reaching the first floor, the landing has doors opening into all three bedrooms, and the family bathroom.

Bedroom one has a double glazed window to the front, a radiator, and built in wardrobes.

Bedroom two has a double glazed window to the rear, and a radiator.

Bedroom three has a double glazed window to the front, and a radiator.

Completing the accommodation, the family bathroom is fitted with a three piece suite comprising: a panelled bath with a shower over, a pedestal wash hand basin, and a low flush wc. There is tiling to the splash backs, and two double glazed windows to the rear.

OUTSIDE

The block paved driveway at the front of the property provides off road parking, and in turn gives access to the entrance door.

The rear garden includes a paved patio seating area, a shaped lawn, shrub borders, and feature trellising. Enclosed by timber screen fencing, the garden also houses a timber storage shed.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2025/2026 £1,770.80.

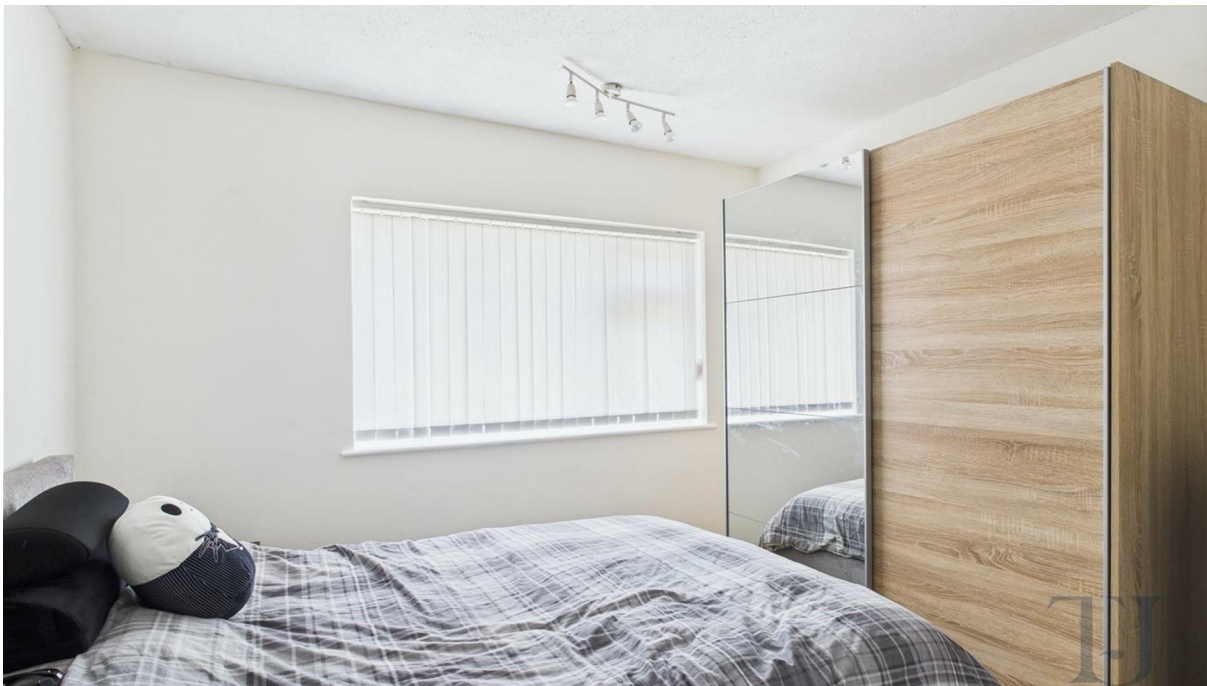
Solar Panels

Further details to follow.

For more information, please contact Thomas James Estate Agents.

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.

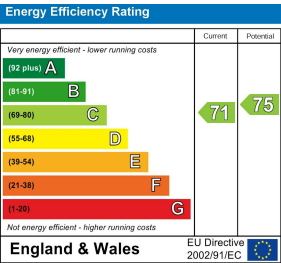


DISCLAIMER NOTES

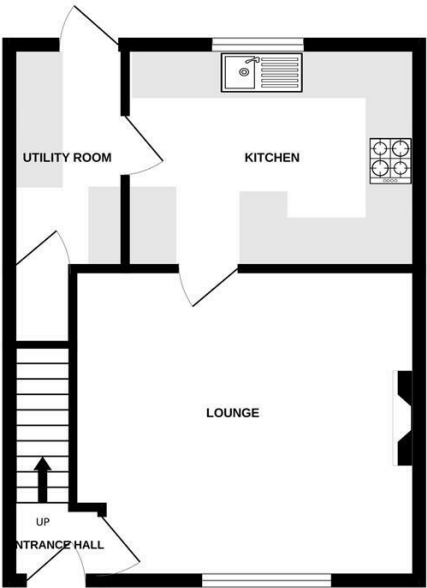
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MONEY LAUNDERING

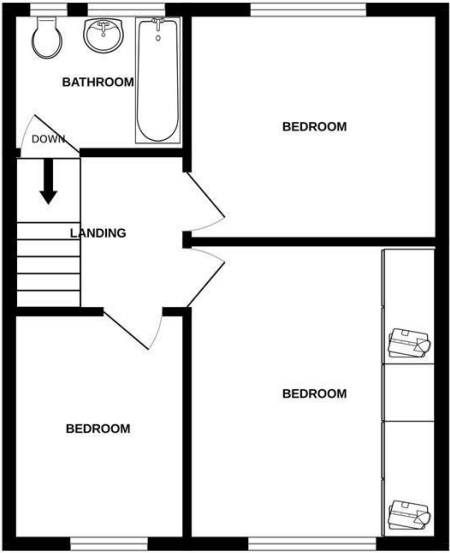
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



GROUND FLOOR
391 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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