



25a Easthorpe Street,
Nottingham, NG11 6LB

25a Easthorpe Street, Nottingham, NG11 6LB

This recently refurbished, three bedroom, mid terraced cottage home offers living space arranged over three floors.

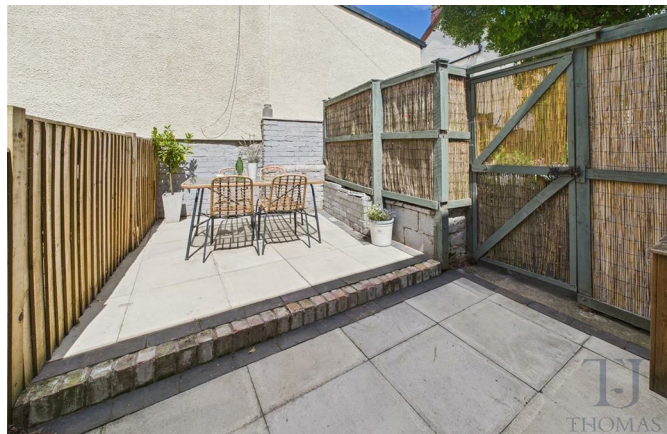
On the ground floor, there is an entrance hall, a lounge, and a contemporary kitchen/diner with a range of fitted units, on reaching the first floor, the landing gives access to two bedrooms, a modern bathroom, and finally, the second floor boasts an additional bedroom, with access to a W/C (Toilet & Sink).

Benefiting from UPVC double glazing and gas central heating with a combination boiler (Controlled by 'Hive'), the property also has an enclosed patio garden at the rear.

Ideally located in the highly sought-after south Nottinghamshire village of Ruddington, the cottage is conveniently close to a range of excellent amenities including shops, schools, churches, a doctors surgery, golf course, and country park. Local transport links and main road routes provide easy access to Nottingham City Centre, the Queens Medical Centre, and the M1.

Offered to the market with no upward chain.

Asking Price £230,000





GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

With an external downlight, opens to the:-

Entrance Hall

Stairs off to the first floor, ceiling spot lights, boxed in electric cupboard, door to the:-

Lounge

UPVC double glazed window to the front elevation, ceiling spot lights, radiator, built in box housing the gas meter, door into the:-

Kitchen/Diner

Newly fitted with a range of base and wall units, tiled splash backs and marble effect work surfaces, stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, built in electric oven, and a four ring gas hob with an extractor hood over.

Double glazed window to the rear elevation, tiled flooring, radiator, ceiling spot lights, combination boiler, UPVC door opening to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Ceiling spot lights, stairs off to the second floor, doors into two bedrooms and the bathroom.

Bedroom Two

UPVC double glazed window to the front elevation, ceiling spot lights, radiator.

Bedroom Three

There is a UPVC double glazed window to the rear elevation, ceiling spot lights, radiator.

Bathroom

Fitted with a white suite comprising a bath with a shower attachment over and glass shower screen, a low flush wc, and a wash hand basin. Tiling to the splash backs, ceiling spot lights, chrome heated towel rail, tiled flooring, extractor fan.

SECOND FLOOR ACCOMMODATION

Second Floor Landing

Storage cupboard and door into:-

Bedroom One

UPVC double glazed window to the rear elevation, fitted wardrobe, ceiling spot lights, radiator, door into the:-

W/C

Fitted with a low flush wc, and a wash hand basin.

Tiled flooring, ceiling spot lights, extractor fan.

OUTSIDE

At the front, the property is flush to the pavement.

The rear garden is laid to patio with timber panelled fencing to the boundary, and gated access (across the neighbouring property).

Council Tax Band

Council Tax Band TBC

Directions

Easthorpe Street can be located between Loughborough Road and High Street, Ruddington.

Referral Arrangement Note

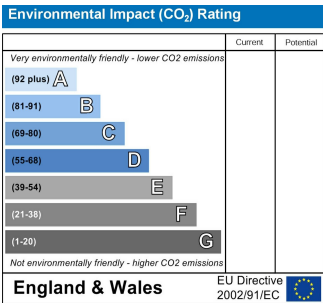
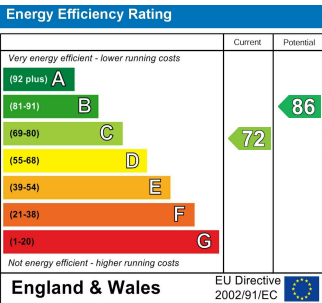
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. 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

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

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.

