



10 Farm Close,
Nottingham, NG11 8DN

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This end terraced home is offered to the market with *no upward chain*, and will make an ideal first time or investment purchase.

The property provides accommodation arranged over two floors including; an entrance hall, a dual aspect lounge/dining room with windows to the front and rear, plus a kitchen on the ground floor, with the first floor landing giving access to three bedrooms and the family shower room.

Benefiting from gas central heating and double glazing, the property has a larger than average garden to the rear, and a further enclosed garden to the front. There is potential to extend the property, subject to the correct planning consents being gained.

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.

Guide Price £190,000





ACCOMMODATION

The UPVC double glazed entrance door at the side of the property, opens to the entrance hall. From, the stairs rise to the first floor, and there are doors into the lounge/dining room, and the kitchen.

The dual aspect lounge/dining room has windows to both the front and rear, a feature fireplace with a marble hearth and a wooden surround, and a door opening to the kitchen.

Fitted with a range of wall, drawer and base units, the kitchen has a one and a half bowl sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for both a fridge and a freezer, plus a built in a double oven, and four ring gas hob. There are two windows to the side, and a door opening to the rear garden.

On reaching the first floor, the landing has an storage/airing cupboard housing the Maxi Eco Elite boiler, and doors into the three bedrooms (two with built in storage cupboards), and the family shower room, which is fitted with a large shower cubicle, a low flush wc, and a wash hand basin.

OUTSIDE

There is on street permit parking at the front of the property.

There is gated access to the front garden, which has external lighting, and a pathway to the entrance door, and to the rear garden.

To the rear of the property there is a larger than average garden. Fully enclosed, the garden includes a patio seating area, a lawned area, and houses a storage shed.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2024/2025 £1,686.46.

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

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.

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

