



# HOPKINS & DAINTY

ESTATE AGENTS



**Thistledown Road, Nottingham, NG11 9DP**

**£185,000**

**\*\*OPEN 7 DAYS A WEEK - HOPKINS & DAINTY** are pleased to offer this spacious, three bedroom end terraced, Concrete Wimpey No Fines house. Set in the popular suburb of Clifton, standing on a generous garden plot, just off Farnborough Road. Convenient for the nearby A453 which links Nottingham and the M1 at Junction 24. The accommodation comprises: entrance hallway, a bay fronted lounge and full width rear kitchen. On the first floor there are two double bedrooms, a single third bedroom and a shower room with a three piece suite. The property has gas central heating, double glazing and solar panels (which belong to the house).

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

## Entrance Hall



Accessed via a double glazed side entrance door. With a radiator, stairs rising to the first floor, a double glazed side window and glazed door to:

## Lounge 14'7" > 13'4" x 13'1" (4.47 > 4.07 x 4.00)



With a double glazed front bay window, radiator, coving to the ceiling and a glazed door to:

## Kitchen/Diner 18'1" x 10'0" (5.52 x 3.06)



Spanning the full width of the property with a fitted range

of base and wall units. Attractive worktops and an inset one and a quarter sink and drainer with a mixer tap. There is a freestanding gas cooker which is included in the sale, with fitted hood over; along with space for a fridge/freezer and washing machine. Radiator, wall mounted gas boiler, coving to the ceiling, an under stairs storage cupboard, double glazed side and rear windows and a double glazed door opening onto the garden.

## First Floor Landing



With a double glazed side window, access to the loft space, built in airing cupboard with the hot water cylinder and doors leading off.

## Bedroom 1 12'6" x 10'8" (3.83 x 3.26)



Front double bedroom with a radiator and double glazed window.

### Bedroom 2 10'10" x 10'4" (3.31 x 3.16)



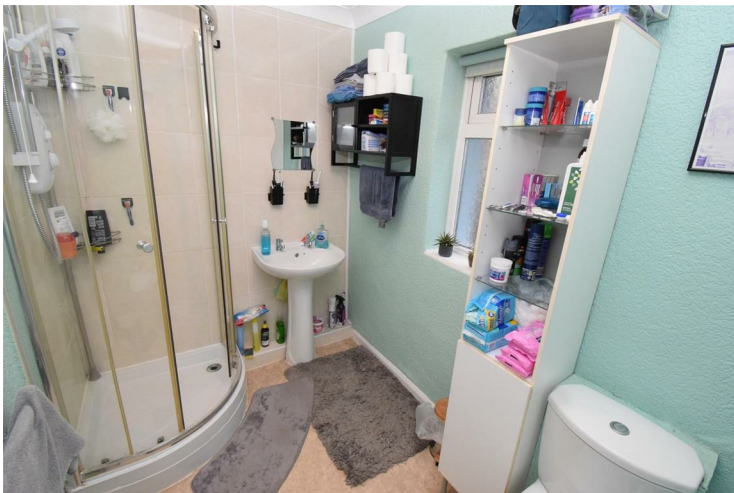
Rear double bedroom with a radiator, double glazed window and coving to the ceiling.

### Bedroom 3 9'6" x 6'10" x 7'2" (2.91 x 2.10 x 2.19)



Third bedroom with a double glazed side window and built in storage cupboard.

### Shower Room 7'6" x 5'5" (2.30 x 1.67)



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks, a heated towel rail, coving

to the ceiling and double glazed side and rear windows.

### Front Garden



To the front of the property there is a good size lawn garden with a driveway (part shared with the neighbour) leading to the property.

### Parking

To the side of the property there is driveway parking and gated access to the rear garden.

### Rear Garden



Enclosed rear lawn and patio garden with fencing to the boundary and two storage sheds.

### Garden Shed 16'2" x 9'2" (4.95 x 2.80)

### Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

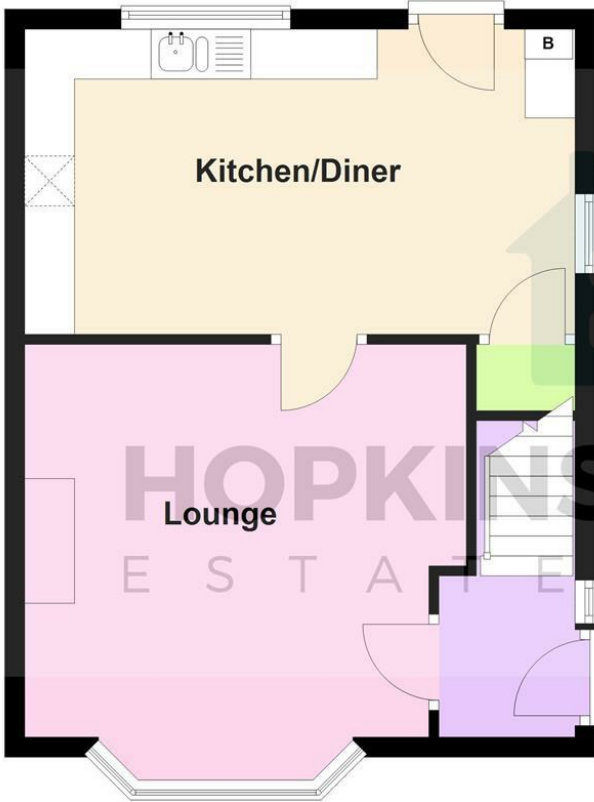
### Important Information

These sales details are produced in good faith with the

approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

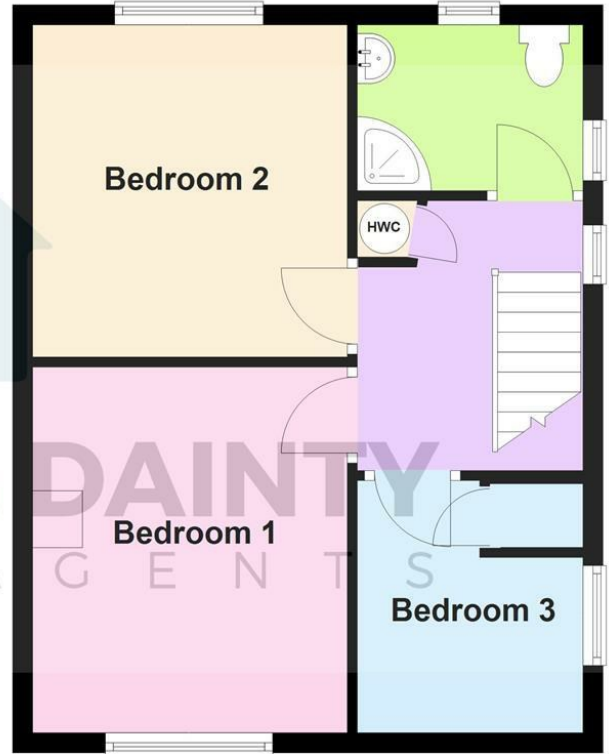
**Ground Floor**

Approx. 39.5 sq. metres (425.7 sq. feet)



**First Floor**

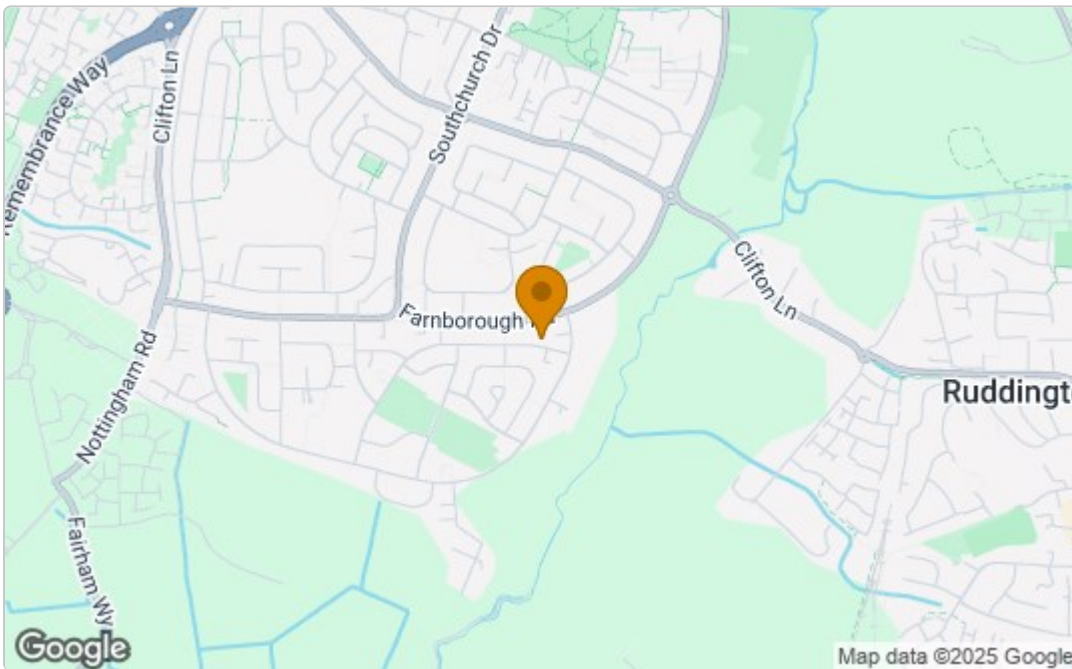
Approx. 39.2 sq. metres (421.6 sq. feet)



Total area: approx. 78.7 sq. metres (847.3 sq. feet)

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Plan produced using PlanUp.

**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		88	92
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.