



68 Hallam Drive,
Radcliffe-On-Trent, NG12 1BR

TJ
THOMAS
JAMES

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Thomas James are delighted to offer this well presented semi detached home to the market.

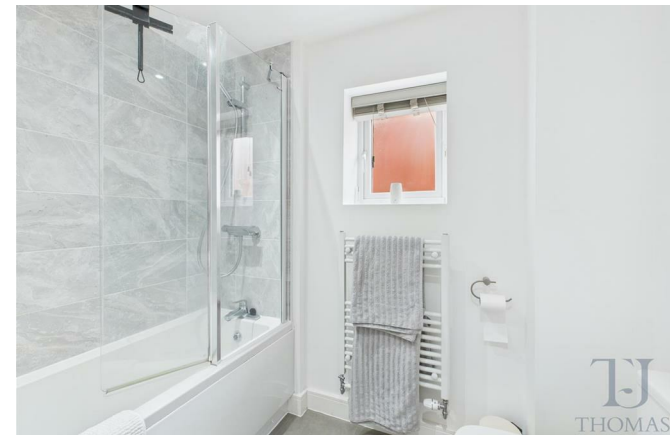
Built around three years ago, the property provides spacious accommodation arranged over two floors including; an entrance hallway, a living room, and a dining kitchen with a range of Smeg appliances, plus a cloakroom/wc on the ground floor, with the first floor landing giving access to two double bedrooms (both with fitted wardrobes), and the family bathroom.

Benefiting from gas central heating (with HIVE controls), double glazing, a security alarm, the remaining balance of the original NHBC warranty, and made to measure blinds, the property has a south west facing garden to the rear, and a tandem driveway at the side providing off road parking.

Situated on the sought after William Davis Prince's Place development, on the edge of the popular south Nottinghamshire village of Radcliffe-On-Trent, the property is within easy reach of excellent facilities in the village including infant, junior and secondary schools, a thriving high street, a health centre, library and churches. There are rail links to Nottingham and beyond, and transport links to Nottingham, Grantham and Leicester.

Early viewing is highly recommended.

£250,000





ACCOMMODATION

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

The spacious living room enjoys plenty of natural light, with a window to the front, and a door opening to the kitchen.

The dining kitchen has a range of matching matte finish wall, drawer and base units in navy, tiled splash backs and wood effect roll edge work surfaces, and integrated Smeg appliances including; a slimline dishwasher, a washer/dryer, a fridge/freezer, an electric oven, and a gas hob. The Ideal Logic combination boiler is housed in a cabinet here, there is ample space for a dining table and chairs, a window to the rear, a door opening to the ground floor cloakroom/wc, and a UPVC glass panelled door opening to the rear garden.

The ground floor cloakroom/wc has a low flush wc, and a wash hand basin.

On reaching the first floor, the landing has a loft access hatch (giving access to the insulated loft space above), and doors opening to both double bedrooms, and the family bathroom.

Bedroom one overlooks the rear, and has a fitted double wardrobe.

Bedroom two overlooks the front, and also has a fitted wardrobe.

Completing the accommodation, the family bathroom has a three piece suite in white comprising; a panelled bath with a mains fed shower and a glazed screen over, a low flush wc, and a pedestal wash hand basin. There is a heated towel rail.

OUTSIDE

At the front of the property there is a pathway leading to the entrance door, with a shrub garden adjacent.

The tandem driveway at the side of the property provides off road parking for up to three vehicles. There is a storage unit here, and timber gated pedestrian access to the rear garden.

There is a good size south west facing garden to the rear of the property which includes; a patio seating area, and a lawned area. Timber fence enclosed, the garden has small a number of small trees, an external light, an external tap, and also houses a timber storage shed.

Annual Estate Service Charge

We are advised that there is an estate service charge of approximately £190.00 per annum, levied on this development, for the upkeep of the outdoor spaces.

For more information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,992.28.

Referral Arrangement Note

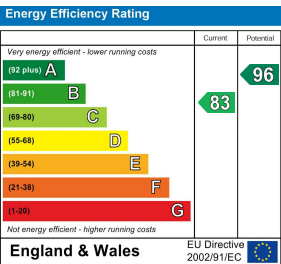
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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



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