



30 Glover Close,
South Leverton, DN22 0BW

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**** SOLD AS SEEN ****

This mid terraced bungalow is offered to the market with no upward chain, and in need of some upgrade throughout.

The property provides accommodation including; an entrance hall, a reception room with French doors opening to the rear garden, a kitchen, a wet room, and two bedrooms.

Benefiting from double glazing, and electric storage heating, the property has an enclosed garden to the rear, a further garden to the front, plus a driveway providing off road parking for one vehicle.

South Leverton lies in North Nottinghamshire and is within easy reach of facilities in nearby Retford, and North Leverton. There are excellent road links close by, and access to plenty of paths into the local countryside.

(Note:- We are advised by the vendor, that there is a monthly service of approximately £10.00, for the upkeep of the communal areas on the estate).

Asking Price £115,000



ACCOMMODATION

The entrance door at the front of the property opens to the entrance hall.

From the entrance hall, there are doors opening into both bedrooms, the reception room, and the wet room. There is also access to a store cupboard, and an airing cupboard.

The wet room has a wall mounted electric shower, a low flush wc, and a wash hand basin. There is a window to the front, wet room style flooring, and tiling to the walls.

The bright reception room has a storage heater, a ceiling light point, a door into the kitchen, and French doors opening to the rear garden.

The kitchen has a range of wall and base units, tiled splash backs and roll edge work surfaces, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and space for a cooker with an extractor hood over.

The two bedrooms complete the accommodation. Bedroom one overlooks the rear garden, and bedroom two overlooks the front. Both have a ceiling light point, and a storage heater, bedroom one also has a wardrobe.

OUTSIDE

At the front of the property, the driveway provides off road parking for one vehicle. There is a lawned garden area, and access to the entrance door.

To the rear of the property, the garden includes a slabbed patio seating area, gravelled beds, and a lawned area. (In need of attention). The garden has timber screen fencing to the boundary, and gated access off.

MONTHLY SERVICE CHARGE

We are advised by the vendor, that there is a monthly service of approximately £10.00, for the upkeep of the communal areas on the estate.

Council Tax Band

Council Tax Band A. Bassetlaw District Council.

Referral Arrangement Note

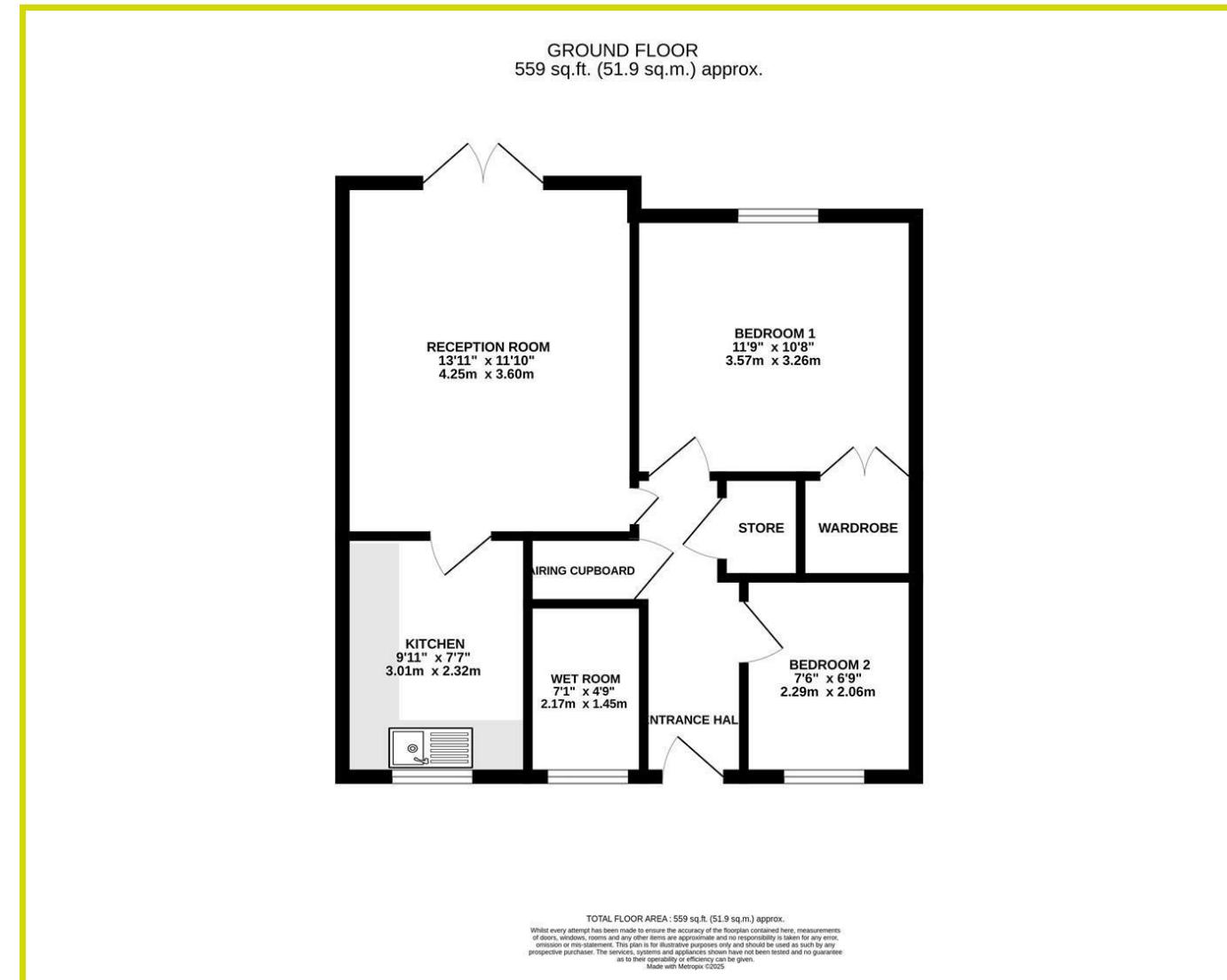
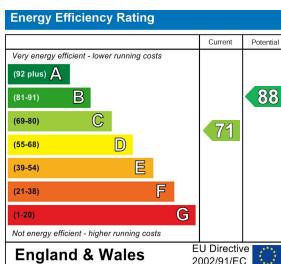
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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