



20 Pieris Drive,
Barton Green, Clifton, NG11 8SR

20 Pieris Drive, Barton Green, Clifton, NG11 8SR

This mid terraced home provides accommodation arranged over two floors including; an entrance hallway, a lounge, and a kitchen on the ground floor, with the first floor landing giving access to two bedrooms, and the family bathroom.

Benefiting from double glazing, and gas central heating, the property has a low maintenance enclosed garden to the rear, a lawned garden to the front, plus a garage (accessed via a shared road at the rear) providing off road parking.

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.

In need of cosmetic upgrade throughout, the property will make an ideal first time or investment purchase.

Guide Price £155,000





ACCOMMODATION

The UPVC entrance door (with an obscure glazed panel) opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, a radiator, a ceiling light point, and access to the lounge.

The lounge has a double glazed bay window to the front, a radiator, a ceiling light point, wooden laminate flooring, an under stairs storage cupboard, and open access to the kitchen.

The kitchen has a range of wall and base units, tiled splash backs, work surfaces, a stainless steel sink unit with a mixer tap over, space for a washing machine, space for a fridge/freezer, plus an electric oven, and a gas hob with an extractor over. The wall mounted Exclusive boiler is housed here, there is a double glazed window to the rear, two ceiling light points, a radiator, wooden laminate flooring, and double glazed French doors opening to the garden.

On reaching the first floor, the landing has a ceiling light point, a loft access hatch, an airing cupboard, and access to both bedrooms, and the family bathroom.

Bedroom one has a window to the front, a ceiling light point, a radiator, and a recess for a wardrobe.

Bedroom two has a double glazed window to the rear, a ceiling light point, and a radiator.

Completing the accommodation, the family bathroom has a bath with a Triton electric shower over, a wash hand basin with a mixer tap over, and a wc. There is a window, part tiling to the walls, mosaic effect vinyl floor covering, a ceiling light point, and a radiator.

OUTSIDE

Accessed from a shared pedestrian pathway, the garden to the front of the property has a lawn, and a pathway leading to the entrance door.

The rear garden is laid mainly laid gravelled , with some paving slabs. Enclosed by timber screen fencing, the garden has gated access off.

The property also has a GARAGE, which is accessed via a shared road at the rear.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2025/2026 £1,770.80.

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			90
(81-91) B			
(69-80) C		70	
(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	



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.

