



20 Nicker Hill,
Keyworth, NG12 5EN

20 Nicker Hill, Keyworth, NG12 5EN

Occupying a large corner plot, this substantial detached property offers an ideal opportunity to develop or extend further, subject to gaining the correct planning consent.

In need of complete renovation, the property provides accommodation arranged over two floors including, an entrance hall, a lounge/dining room, a garden room, a kitchen, and a wc on the ground floor, with the first floor landing giving access to three double bedrooms, the bathroom and the separate wc.

Benefiting from gas central heating, and part double glazing, the property has gardens to the front, side and rear, plus a driveway and single garage providing off road parking for a number of vehicles.

Situated in the highly regarded south Nottinghamshire village of Keyworth, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

Offered to the market with no upward chain. An opportunity not to be missed!

Guide Price £385,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hall. Here, there is tiled flooring, stairs rising to the first floor, an under stairs storage cupboard, and doors into the ground floor wc, and the lounge/dining room.

The lounge/dining room has windows to the front and side, a further window overlooking the garden room, an electric fire set in a brick fireplace, and doors into the kitchen and the garden room.

Fitted with wall, drawer and base units, the kitchen has a stainless steel sink and drainer unit with a mixer tap over, a NEFF electric oven, and a four ring electric hob with an extractor hood over. There is a window overlooking the rear garden, and a door opening out.

The garden room has windows overlooking the rear garden, wall lighting, tiled flooring, and a wood ceiling.

On reaching the first floor, the landing has a loft access hatch, and doors into three double bedrooms (one with built in wardrobes), the family bathroom, and the separate wc.

OUTSIDE

At the front of the property, the driveway provides off road parking for a number of vehicles, and in turn gives access to the SINGLE GARAGE. There is a lawned garden adjacent, which extends to the side, and a pathway to the entrance door. Side gate giving access to the rear garden.

The generous size rear garden is fully enclosed, in need of some "tlc", and includes a vegetable patch, a patio

area, gravelled beds, and mature shrubs. There is also a greenhouse, and a summer house.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,416.28.

Referral Arrangement Note

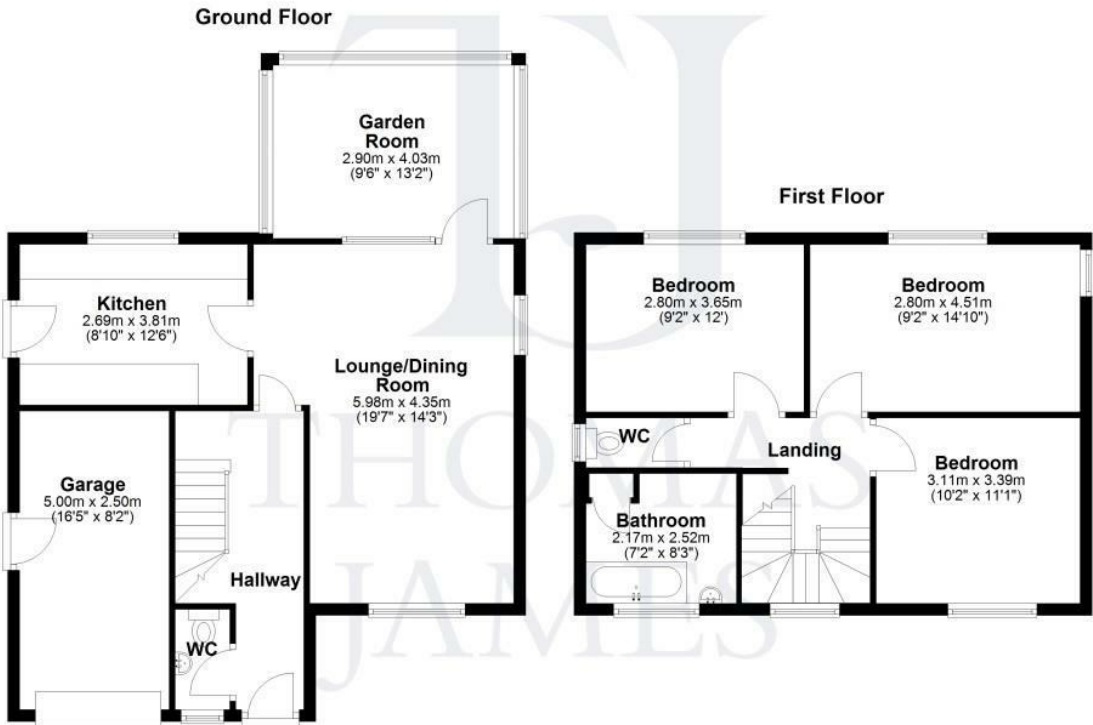
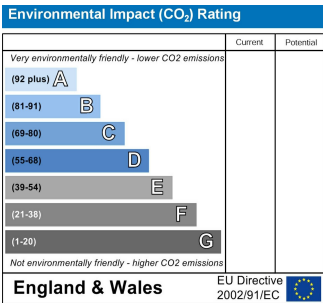
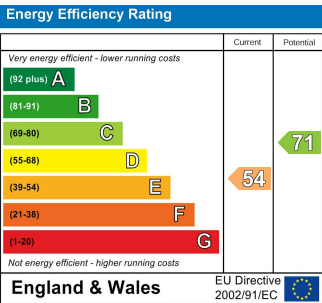
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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



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.

