



55 Listowel Crescent,  
Clifton, NG11 9BP

# 55 Listowel Crescent, Clifton, NG11 9BP

\*\*\*\* GUIDE PRICE £215,000 - £220,000 \*\*\*\*

This brick built, semi detached home provides well proportioned accommodation arranged over two floors including an entrance porch, hallway, dual aspect living/dining room, kitchen and utility area to the ground floor, with the first floor landing giving access to three bedrooms and the family shower room.

Benefiting from gas central heating and double glazing, the property boasts an enclosed gravelled driveway to the front providing off road parking for multiple vehicles, plus a good sized enclosed garden to the rear.

Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station, the property is within easy reach of Nottingham City Centre and a wealth of local facilities via local transport links, including the tram network.

An ideal family home. Viewing is highly recommended.

NO UPWARD CHAIN

## Guide Price £215,000





### Directions

Listowel Crescent can be located off Glencoyne Road from Farnborough Road, Clifton.

### GROUND FLOOR ACCOMMODATION

#### UPVC Entrance Door

With a glazed panel, leading into the:-

#### UPVC Entrance Porch

Wall light, and a further UPVC GLASS PANELLED DOOR leading into the:-

#### Hallway

Stairs rising to the first floor, cupboard housing the meters, centre ceiling light, and a glass panelled door leading through to the:-

#### Living / Dining Room

A dual aspect room with a large double glazed window to the front elevation and sliding patio doors leading out to the rear garden. Feature electric fire, two centre ceiling lights, two wall lights, two radiators, and a glass panelled door leading to the:-

#### Kitchen

Fitted with a range of wall, display, base and drawer units with tiled splash backs and roll edge work surfaces over, breakfast bar, one and a half bowl stainless steel sink and drainer unit with mixer tap, built-in four ring gas hob, built-in double oven, space and plumbing for a washing machine and slim-line dishwasher. Spotlighting, double glazed window to the rear elevation, and access through to the:-

#### Utility Area

Under-stairs storage area, space for a tall fridge/freezer and tumble dryer, wall mounted Glowworm boiler, double glazed window to the side elevation, and a door leading out to the side.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Loft access hatch, centre ceiling light, storage cupboard, and doors leading to three bedrooms and the family shower room.

#### Bedroom One

Double glazed window to the front elevation, over-stairs cupboard, mirror fronted sliding door wardrobes, centre ceiling light, radiator.

#### Bedroom Two

Double glazed window to the rear elevation, built-in mirror fronted sliding door wardrobes, centre ceiling light, radiator.

#### Bedroom Three

Double glazed windows to the front and side elevations, over-stairs cupboard, centre ceiling light, radiator.

#### Family Shower Room

Fully tiled and fitted with a three piece suite comprising a w/c and wash hand basin with mixer tap set in a vanity unit, and a double shower cubicle with a glazed screen.

Spotlighting, heated towel rail, and an opaque double glazed window to the rear elevation.

### OUTSIDE

To the front of the property, double wrought iron gates give access to the enclosed gravelled driveway providing off road parking for multiple vehicles. There is timber screen fencing to the boundaries, a pedestrian gate giving access to the walkway, which leads to the FRONT ENTRANCE DOOR, plus a further timber gate giving access to the side.

The fully enclosed rear garden is mainly laid to lawn with a small decked seating area, plus a patio at the base of the garden. There is timber screen fencing to the boundaries, plus two storage sheds.

### 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

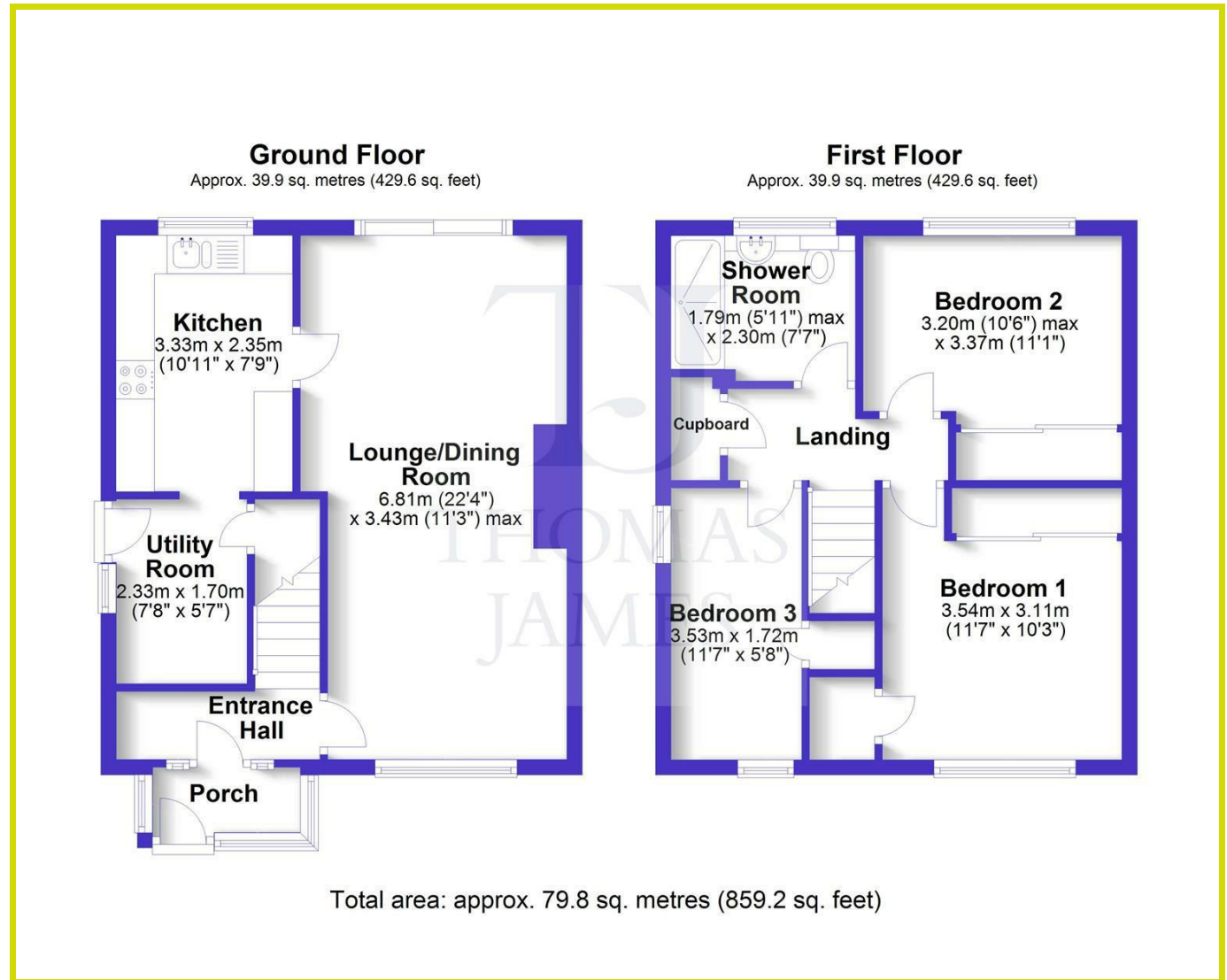
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding 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) <b>A</b>	<b>84</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 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>	<b>83</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



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.

