



3 Bradley Walk,
Clifton, NG11 9BJ

TJ
THOMAS
JAMES

3 Bradley Walk, Clifton, NG11 9BJ

*** Guide Price £175,000 - £180,000 ***

This concrete constructed mid terraced home provides accommodation arranged over two floors including; an entrance hallway, a living room, a recently refitted breakfast kitchen, and a utility room on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and a wet room.

Benefiting from gas central heating, and double glazing, the property has a larger than average L-shaped garden to the rear, and a further garden to the front.

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.

Offered to the market with no upward chain.

Guide Price £175,000





ACCOMMODATION

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

The living room has a window to the front, a fireplace, an under stairs storage cupboard, and a door opening into the breakfast kitchen.

Recently refitted, the breakfast kitchen has a range of wall, drawer and base units, a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, and space for a cooker. There is tiled flooring, and a door into the utility room.

The utility room has storage cupboard (one of which houses the central heating boiler), an under stairs storage cupboard, and a double glazed door opening to the rear garden.

On reaching the first floor, the landing has doors opening into two double bedrooms, a single bedroom, and the wet room.

The wet room has a shower area, a wash hand basin, and a low flush wc. There is a window to the rear.

OUTSIDE

At the front of the property there is a garden area with a low hedged boundary, and a pathway to the canopied entrance door.

There is a good size L-shaped garden to the rear of the property, with gated access off.

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		
(81-91) B		
(69-80) C		
(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.

