



68 Heatherley Drive,
Basford, NG6 0FN

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Thomas James are pleased to bring to market this well presented, upgraded semi detached property, which is conveniently situated within easy reach of Nottingham City Centre, the City Hospital and QMC via local bus and tram links and main road routes,

Arranged over two floors, the accommodation includes an entrance hall, inner hall, open plan living/dining room, and a recently refitted kitchen to the ground floor, with the first floor landing giving access to three bedrooms, separate w/c, and the family bathroom.

Benefiting from gas central heating and double glazing throughout, the property boasts gardens to the front and rear, plus a shared driveway.

An ideal family home. Early viewing is highly recommended.

Guide Price £205,000





Directions

Heatherley Drive can be located from Valley Road or Runton Drive, Basford.

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

With a porch light, leading into the:-

Entrance Hall

Stairs rising to the first floor, recently laid carpet, ceiling light, smoke alarm, radiator, built-in box cupboard housing the electric meter and consumer unit, and a door leading to the:-

Inner Hall

Large storage cupboard (with a ceiling light, power point, and a double glazed window to the side elevation), and a door leading to the:-

Open Plan Living / Dining Room

LIVING AREA:- Double glazed window to the front elevation, ceiling light, radiator, phone and television connection points, and a feature archway leading through to the:-

DINING ROOM:- Double glazed window to the rear elevation, ceiling light, radiator.

Kitchen

Recently refitted with a range of high gloss white wall and base units, stainless steel sink and drainer unit with mixer tap, space and plumbing for a washing machine, built-in four ring electric hob with an extractor fan over, built-in electric oven.

Viessmann central heating boiler housed in a wall unit, ceiling spotlights, tiled effect vinyl floor covering, radiator, double glazed windows to the rear and side elevations, and a UPVC door leading out to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Double glazed window to the side elevation, ceiling light, smoke alarm, and doors leading to three bedrooms, separate w/c, and the family bathroom.

Bedroom One

Double glazed window to the front elevation, ceiling light, radiator.

Bedroom Two

Double glazed window to the rear elevation, ceiling light, radiator, loft access hatch.

Bedroom Three

Double glazed window to the front elevation, ceiling light, radiator, telephone connection point.

Separate W/C

Fitted with a w/c. Double glazed window to the side elevation, ceiling light, tiled flooring.

Family Bathroom

Fitted with a two piece suite comprising a wash hand basin, and a bath with a thermostatic shower and glazed screen over. Fully tiled walls and floor, ceiling spotlights, extractor fan, radiator, and a double glazed window to the rear elevation.

OUTSIDE

To the front of the property, the garden is laid to lawn with a mature tree and wooden fencing to the border. There is shared driveway to the side (shared with the neighboring property) leading to the rear, where there is gated access to the rear garden.

Enjoying a private aspect overlooking mature trees to the rear, the timber fence enclosed rear garden enjoys a variety of patio and seating areas, ideal for entertaining. There is a lawned area with stone borders, and a LARGE WORKSHOP (with a window to the side elevation, door leading out to the side, and barn doors opening to the front).

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants 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

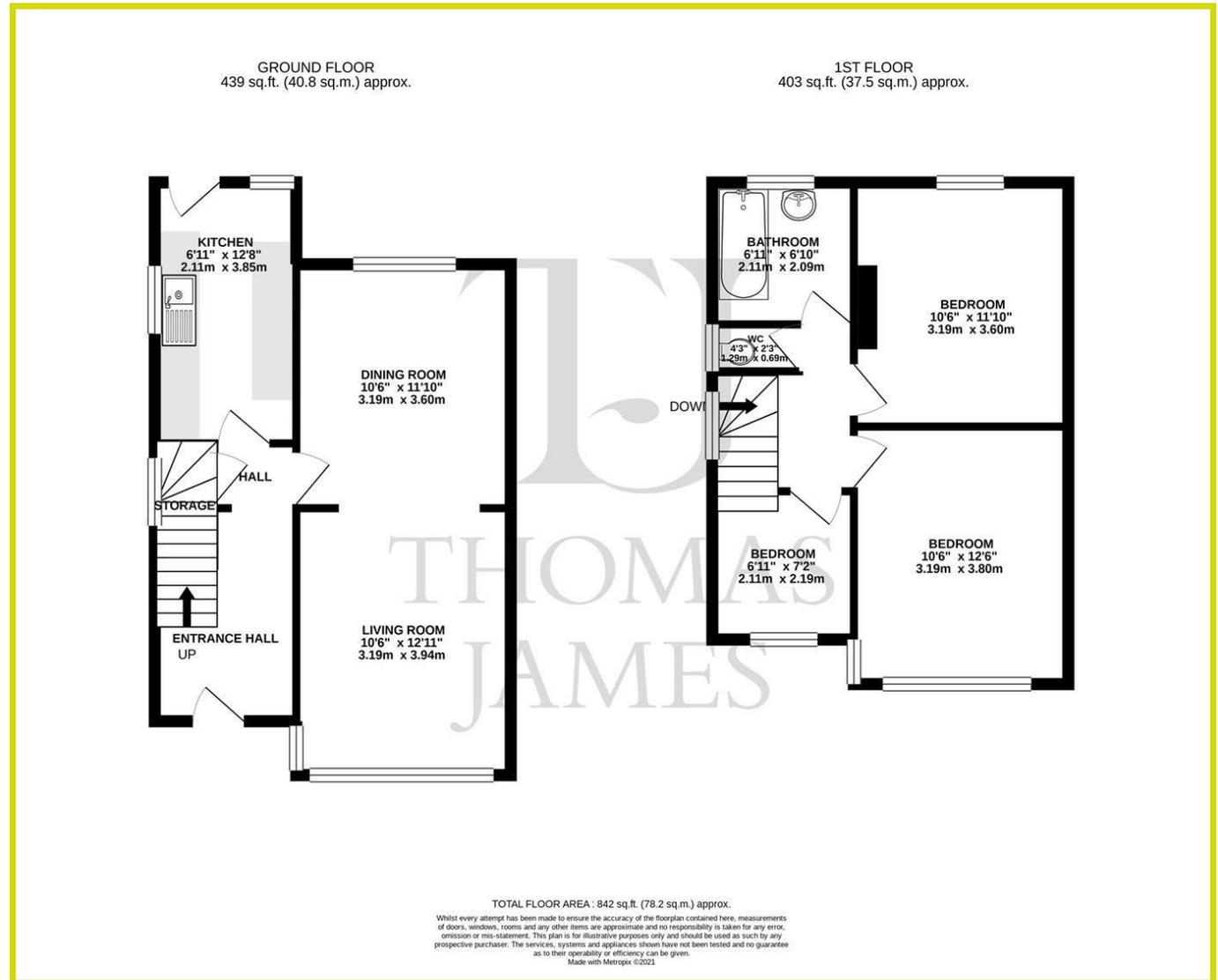
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MONEY LAUNDERING

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	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



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