



327 Summerwood Lane,  
Clifton, NG11 9DS

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This end terraced home has been recently renovated and provides well presented accommodation arranged over two floors including: an entrance hallway, and a dual aspect open plan reception room incorporating the lounge and the dining kitchen on the ground floor, with the first floor landing giving access to three bedrooms, and the fitted shower room.

Benefiting from gas central heating, and double glazing, the property has also been recently rewired.

The property has an enclosed garden to the rear, plus a gravelled driveway, providing off road parking for up to three vehicles at the front. Electric car charging point. There is also a garage situated in the rear garden,

Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station, plus popular Universities, the property has local woodland to the rear, and a field to the front. Within easy reach of Nottingham City Centre and a wealth of local facilities, including shops, doctors, dentist and a leisure centre, the property will make an ideal first time or investment purchase.

Offered to the market with no upward chain, viewing is recommended.

## Guide Price £220,000





## ACCOMMODATION

The composite entrance door (with glazed panels) opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, spot lighting, and a part glazed door leading into the open plan lounge/dining kitchen area.

The lounge area has bay window to the front, a radiator, coving, a ceiling light point, and open access to the dining kitchen.

The dining kitchen is fitted with a Howdens kitchen including; a range of wall, drawer and base units, a composite sink and drainer unit with a mixer tap over, a built in dishwasher, space and plumbing for a washing machine, space for a fridge/freezer, plus a built in electric oven, and a four ring electric hob with an extractor hood over. The Main combination boiler is housed here, there is a window to the rear, a further window to the side, a radiator, spot lighting, coving, tiled flooring, and sliding patio doors opening to the rear garden.

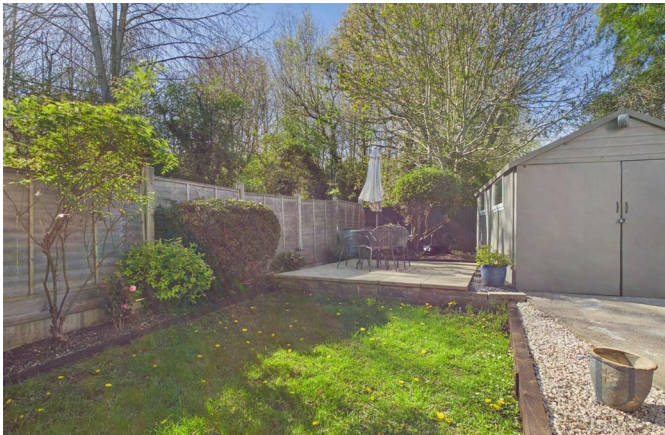
On reaching the first floor, the landing has a window to the side, a loft access hatch, a storage cupboard, and doors into all three bedrooms, and the shower room.

The shower room has a shower cubicle with a rainfall shower, a wash hand basin set in a vanity unit, and a wc also set in a vanity unit. There are windows to the side and rear, spot lighting, tiled flooring, and a heated towel rail.

Bedroom one has a window to the front, a radiator, a ceiling light point, and coving.

Bedroom two has a window to the rear with views over local woodland, a radiator, spot lighting, and coving.

Completing the accommodation, bedroom three has a



window to the side, a radiator, a ceiling light point, and coving.

## OUTSIDE

At the front of the property there is gated vehicular access to the recently gravelled driveway, which provides off road parking for up to three vehicles. There is an electric vehicle charging point, external socket, and external security PIR lighting. There is access to the entrance door, and gated access to the side and rear.

To the rear of the property the garden includes; a lawned area, a raised patio seating area, a further patio seating area, and plant and shrub borders. Enclosed by timber screen fencing, the garden also houses a GARAGE (with double doors, and two windows).

(It should be noted that the property is of concrete construction)

## Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2026/2027 £1836.93.

## 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

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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) <b>A</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>80</b>
	<b>64</b>
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</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	
EU Directive 2002/91/EC	
England & Wales	



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