



20 Nicker Hill,  
Keyworth, NG12 5EN

TJ  
THOMAS  
JAMES

# 20 Nicker Hill, Keyworth, NG12 5EN

\*\*\*Guide Price £400,000 - £425,000\*\*\*

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





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## 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 "t/c", 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.

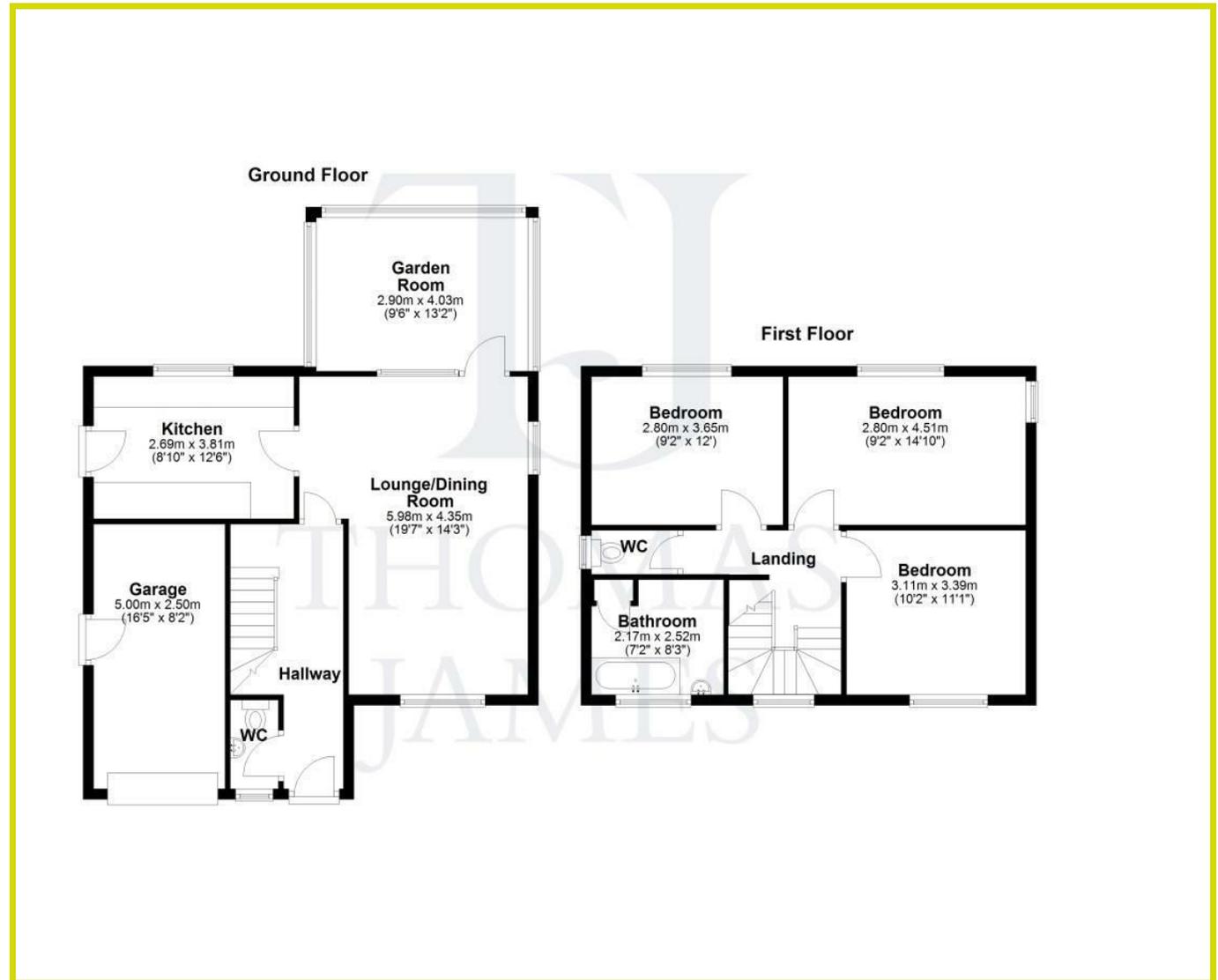
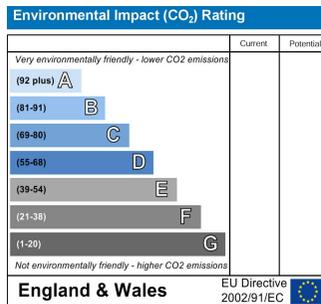
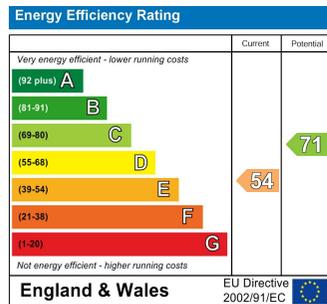


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