



61 Heatherley Drive,
Basford, NG6 0FP

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This semi detached family home provides well presented accommodation arranged over two floors including an entrance hall, living room, dining room, and 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, the property boasts an enclosed garden to the rear, further garden to the front, plus a driveway providing off road parking.

The property is situated within easy reach of Nottingham City Centre, the City Hospital and QMC via local bus and tram links and main road routes.

Viewing is highly recommended.

Guide Price £185,000





Directions

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

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

Leading into the:-

Entrance Hall

Stairs rising to the first floor, under-stairs storage cupboard (with a window to the side elevation, shelving and tiled flooring), cupboard housing the electric meter and consumer unit, thermostat control, smoke alarm, ceiling light, radiator, and a door leading to the:-

Living Room

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

Dining Room

Double glazed sliding patio doors leading out to the rear garden, ceiling light, television connection point, radiator.

Kitchen

Fitted with a range of wall and base units, with tiled splash backs and roll top work surfaces over, stainless steel sink and drainer unit with mixer tap, space and plumbing for a washing machine, four ring electric hob with an extractor fan over, Bosch electric oven.

Ceiling light, tiled effect vinyl floor covering, radiator, double glazed window to the rear elevation, and a UPVC door leading out to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch, ceiling light, smoke alarm, double glazed window to the side elevation, 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.

Bedroom Three

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



Separate W/C

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

Family Bathroom

Fitted with a two piece suite in white comprising a wash hand basin, and a bath with an electric shower over and glazed screen over.

Wall mounted combination boiler, tiled splash backs, extractor fan, centre ceiling light, radiator, and a double glazed window to the rear elevation.

OUTSIDE

To the front of the property there is a concrete driveway providing off road parking and giving access to the FRONT ENTRANCE DOOR. There is a mature hedge to the border, a lawned garden area, and side gated access to the rear garden.

The rear garden is mainly laid to lawn, with a patio area and a concrete laid drying area. There is wooden fencing to the boundaries, planted beds, mature trees, a vegetable patch, and a wooden storage shed.

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.

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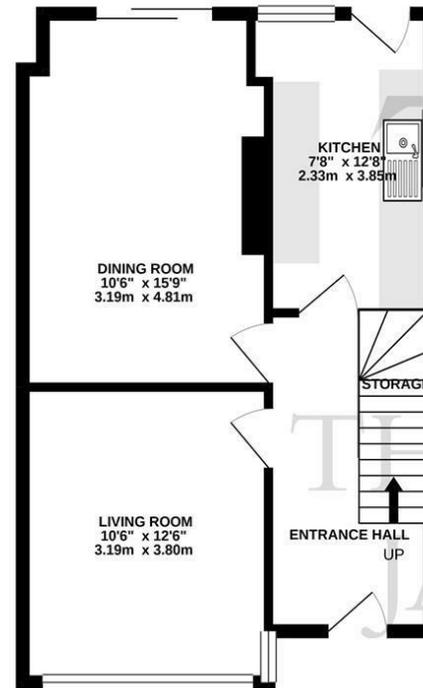
MONEY LAUNDERING

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.

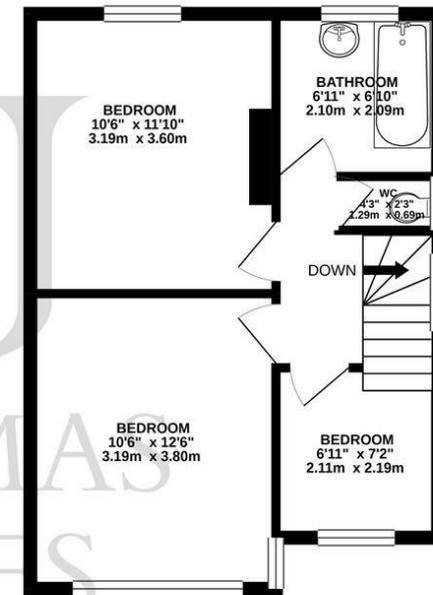
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	87
	62
England & Wales	EU Directive 2002/91/EC

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	
England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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