



695 Western Boulevard,
Nottingham, NG8 5ES

TJ
THOMAS
JAMES

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This mid terraced home provides accommodation arranged over two floors including; an entrance hall, a living room, a separate dining room, a kitchen, and a conservatory on the ground floor, with the first floor landing giving access to three bedrooms, a box room, and the bathroom.

Benefiting from gas central heating and double glazing, the property has gardens to both the front and rear, plus a gated driveway providing off road parking.

The property is conveniently located for access to the Queens Medical Centre and City Hospital, as well as the M1 and Nottingham City Centre.

Offered to the market with no upward chain, the property is in need of some upgrade, and offers scope for improvement. An ideal first time or investment purchase.

Guide Price £160,000



GROUND FLOOR ACCOMMODATION

UPVC Double Glazed Entrance Door

Opening to the:-

Entrance Hall

Stairs off to the first floor, wall mounted thermostat and heating controls, built in meter cupboard, access to the dining room, and the living room.

Dining Room 10'5" x 10'6" (3.18 x 3.21)

UPVC double glazed window to the front elevation, ceiling light point, radiator, laminate flooring, doorway to the:-

Kitchen 8'4" x 11'4" (2.55 x 3.47)

Units fitted to the wall and base, roll edge work surfaces, single drainer sink unit with cupboards under, plumbing for a washing machine, electric cooker point, extractor fan.

UPVC double glazed window to the rear elevation (overlooking the conservatory), ceiling light point, radiator, under stairs store, laminate flooring, composite double glazed door opening to the conservatory.

Living Room 14'9" x 10'10" (4.51 x 3.31)

A dual aspect room with UPVC double glazed windows to the front and rear elevations, ceiling light point, radiator, laminate flooring, and a feature fireplace with an inset electric fire.

Conservatory 12'0" x 7'7" (3.67 x 2.32)

Of UPVC double glazed and brick construction, with French doors to the rear elevation, and a further door to the side.

FIRST FLOOR ACCOMMODATION

First Floor Landing

UPVC double glazed window to the rear elevation, ceiling light point, radiator, airing cupboard housing the combination boiler, access to three bedrooms, the box room, and the bathroom.

Bathroom 5'9" x 10'0" (1.77 x 3.05)

Fitted with a three piece suite comprising a panelled bath with a shower over, a low flush wc, and a pedestal wash hand basin.

UPVC double glazed window to the rear elevation, tiling to the splash backs, ceiling light point, radiator, extractor fan.

Bedroom One 8'9" x 13'2" (2.68 x 4.03)

UPVC double glazed window to the front elevation, ceiling light point, radiator.

Bedroom Two 8'4" x 10'5" (2.56 x 3.19)

UPVC double glazed window to the front elevation, ceiling light point, radiator.

Bedroom Three 8'5" x 8'4" (2.57 x 2.55)

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

Box Room 6'5" x 6'4" (1.97 x 1.95)

UPVC double glazed window to the side elevation, ceiling light point, radiator.

OUTSIDE

To the rear of property, the garden includes a slabbed patio area, and a raised lawn, and also houses a timber shed. There is gated side access, to the front.

At the front of the property, there is double gated access to the driveway, which provides off road parking. There is a garden area, and a pathway to the entrance door.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2024/2025 £1,686.46.

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.

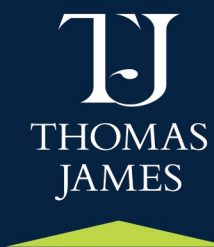
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MONEY LAUNDERING

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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		
	67	81
England & Wales		
EU Directive 2002/91/EC		



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