



19 Leverton Green,
Clifton, NG11 8BS

19 Leverton Green, Clifton, NG11 8BS

**** Guide Price £210,000 - £220,000 ****

This mid terraced home provides accommodation arranged over two floors including; an entrance hallway, a breakfast kitchen, and a lounge to the ground floor, with the first floor landing giving access to three bedrooms (two with built in wardrobes), and the recently refitted family bathroom.

Benefiting from gas central heating, the property has a low maintenance enclosed garden to the rear, and a recently laid tarmac driveway at the front providing off road parking for up to two vehicles.

Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station, popular Universities, the property is within easy reach of Nottingham City Centre and a wealth of local facilities, including shops, doctors, dentist and a leisure centre.

Offered to the market with no upward chain. Viewing is recommended.

Guide Price £210,000





ACCOMMODATION

The wood entrance door (with glazed panels) opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, a storage cupboard (housing the meters), a radiator, and a door into the lounge.

The lounge has a window to the front, an electric fire set on a marble hearth with a wooden surround, recently installed laminate flooring, a ceiling light point, coving, and a door into the breakfast kitchen.

The breakfast kitchen has a range of wall, drawer and base units, under cabinet lighting, an inset stainless steel sink unit with a mixer tap, an integrated washing machine, a slimline dishwasher, space for a fridge/freezer, plus a Range cooker with a five ring gas hob. There is a storage cupboard, spot lighting, coving, a radiator, tiled flooring, and a part glazed door opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, a ceiling light point, and doors into all three bedrooms, and the family bathroom.

The recently refitted family bathroom has a bath with a rainfall shower attachment and a hand held shower over, a wash hand basin set in a vanity unit with a mixer tap over, and a wc. There is a window to the rear, spot lighting, and a heated towel rail.

Bedroom one has a window to the front, a radiator, a ceiling light point, and two built in wardrobes.

Bedroom two has a window to the rear, a radiator, a ceiling light point, coving, and two built in wardrobes (with clothes hanging rails and drawers).

Completing the accommodation, bedroom three has a window to the front, a radiator, a ceiling light point, and an over stairs storage cupboard.

OUTSIDE

The recently laid tarmac driveway at the front of the property provides off road parking for up to two vehicles, and in turn gives access to the entrance door.

The rear garden includes a decked seating area, and a gravelled seating area. Fully enclosed, the garden has gated access to the rear.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2025/2026 £1,770.80.

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.



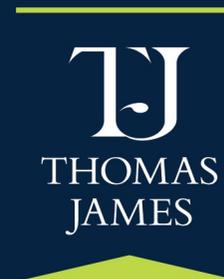
DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

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		86
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

