



35 Summer Drive,  
West Bridford, NG2 7YJ

**TJ**  
THOMAS  
JAMES

# 35 Summer Drive, West Bridgford, NG2 7YJ

An exciting first time buyer opportunity to purchase a modern and well presented property. Currently listed as the full ownership price but there is the option to purchase 75%, with rent payable on the non owned proportion.

The end terraced property provides accommodation arranged over two floors including an entrance hall, a kitchen, a lounge with French doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to two bedrooms, and the family bathroom.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, and two allocated car parking spaces to the front.

Situated in the sought after South Nottinghamshire suburb of West Bridgford, the property is within easy reach of excellent local facilities including shops, restaurants, parks, sporting venues, and highly regarded primary and secondary schools. Transport networks by road and tram, provide access to Nottingham city centre.

Viewing is recommended. An ideal first time buy!

**Offers Over £254,000**





## ACCOMMODATION

The composite entrance door opens to the entrance hall. From here, the stairs rise to the first floor, and doors open into the lounge, the kitchen, and the ground floor wc.

The ground floor wc has a window to the front, a ceiling light point, a corner pedestal wash hand basin and a wc.

Fitted with wall and base units, and roll edge work surfaces, the kitchen has a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a tall fridge/freezer, a built in oven, and a four ring gas hob with an extractor hood over. There is a window to the front.

The lounge has two ceiling light points, a radiator, an under stairs storage cupboard, and French doors opening to the rear garden.

On reaching the first floor, the landing has doors into two bedrooms, and the family bathroom. The master bedroom overlooks the rear, and has a ceiling light point, and a radiator. The second bedroom overlooks the front, and has a ceiling light point, a radiator, and a storage cupboard.

Completing the accommodation, the family bathroom has a panelled bath with a shower, a pedestal wash hand basin, and a wc. There are ceiling spot lights, and an extractor fan.

## OUTSIDE

At the front of the property, a pathway leads to the entrance door.

Fully enclosed by timber screen fencing, the rear garden is laid to lawn, with a decked seating area.

There are two allocated car parking spaces to the front of the property.

## Shared Ownership Purchase

This property is offered on a "Shared Ownership Purchase" basis. Through Jigsaw Homes.

The price of £259,500 is for 100% purchase

Currently a 75% share is owned - with a rental of £140.23 Service charge of £26.27 Total Charge of £166.50.

Please contact Thomas James for more information.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

## 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	97	
(81-91)	B	83	
(69-80)	C		
(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](mailto:ruddington@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)

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