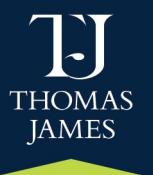




226 Farnborough Road,
Clifton, NG11 8JU



226 Farnborough Road, Clifton, NG11 8JU

This concrete built end terraced home provides immaculately well presented accommodation arranged over two floors including, an entrance hall, a lounge, a kitchen, and a dining area on the ground floor, with the first floor landing giving access to three bedrooms, and the fitted bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has well maintained gardens to the front, side and rear, with lawns, patio seating areas and established shrubs and hedges. The driveway and garage provide off road parking for a number of vehicles.

Scope exists to extend the property, subject to gaining the correct consents.

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

Viewing is highly recommended.

Guide Price £235,000





ACCOMMODATION

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

Overlooking the front, the lounge has a gas fire set in a feature surround.

Fitted with a range of wall, drawer and base units, with tiled splash backs and square edge work surfaces, the kitchen has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and space for a free standing cooker. There is open access to the dining space, which overlooks the rear garden.

On reaching the first floor, the landing gives access to three bedrooms, and the bathroom, which is fitted with a three piece suite.

OUTSIDE

To the front of the property there is pedestrian gated access to the garden, which is laid to lawn, with hedged boundaries, and a pathway to the entrance door.

The attractive gardens extend to the side, and to the rear of the property, with large lawned areas, patio seating areas, established flower and shrub beds, and walled and hedged boundaries.

The gardens also house a number of storage sheds.

The driveway (accessed off Foxearth Avenue), provides off road parking for a number of vehicles, and in turn gives access to the SINGLE GARAGE (with timber doors, power and lighting connected).

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2024/2025 £1686.46

Referral Arrangement Note

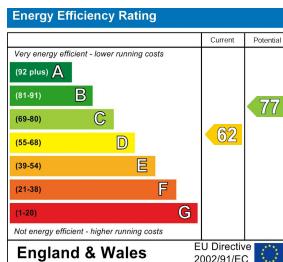
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. 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.



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