



3 Foljambe Terrace,
St Anns, NG3 1GX

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IDEAL FIRST BUY OR INVESTMENT PURCHASE

Offered to the market with no upward chain, this three bedroom mid terraced home provides versatile accommodation including a lounge, inner hall, dining room (with stair access to the cellar) and kitchen to the ground floor, with two bedrooms and the family bathroom to the first floor, and a further bedroom to the second floor.

Benefiting from gas central heating and UPVC double glazing, the property has a small enclosed courtyard garden to the rear.

Situated within easy reach of local facilities, the property is close to main road routes giving access to Nottingham City Centre.

Viewing is highly recommended.

Guide Price £155,000





GROUND FLOOR ACCOMMODATION

Wooden Entrance Door

Leading into the:-

Lounge

UPVC double glazed window to the front elevation, gas fire, centre ceiling light, radiator, and access to the:-

Inner Hall

Stairs rising to the first floor, and a door leading to the:-

Dining Room

UPVC double glazed window to the rear elevation, door access to stairs leading down to the CELLAR (currently used for storage), ceiling light fitting, radiator, and access through to the:-

Kitchen

Fitted with a range of wall, drawer and base units, stainless steel sink and drainer unit with mixer tap over, space for a freestanding cooker, space for a washing machine.

Worcester Bosch boiler, radiator, UPVC double glazed window to the rear elevation, and a door leading out to the garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Stairs rising to the second floor (with a Velux window), centre ceiling light, storage cupboard, radiator, and doors leading to two bedrooms and the family bathroom.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

Fitted with a three piece suite comprising a low level flush w/c, wash hand basin with mixer tap, and a bath with a shower attachment over.

Medicine cabinet, radiator, laminate flooring, centre ceiling light, and a UPVC double glazed window to the rear elevation.

SECOND FLOOR ACCOMMODATION

Bedroom One

Window to the front elevation, radiator, storage cupboard, light fittings, loft access hatch.

OUTSIDE

The property is located on a shared gated walkway, accessed from Lamartine Street.

At the front, the property is flush to the pavement.

To the rear of the property there is a small courtyard garden with wooden fencing and brick wall to the boundaries. A timber gate gives access to a pathway at the rear.

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.

Please Note

The vendor of this property has a connection with Thomas James Estate Agents. This should have no bearing on the sale of the property and should cause no concern to prospective purchasers.

Directions

Foljambe Terrace can be located from Lamartine Street, St Anns.



DISCLAIMER NOTES

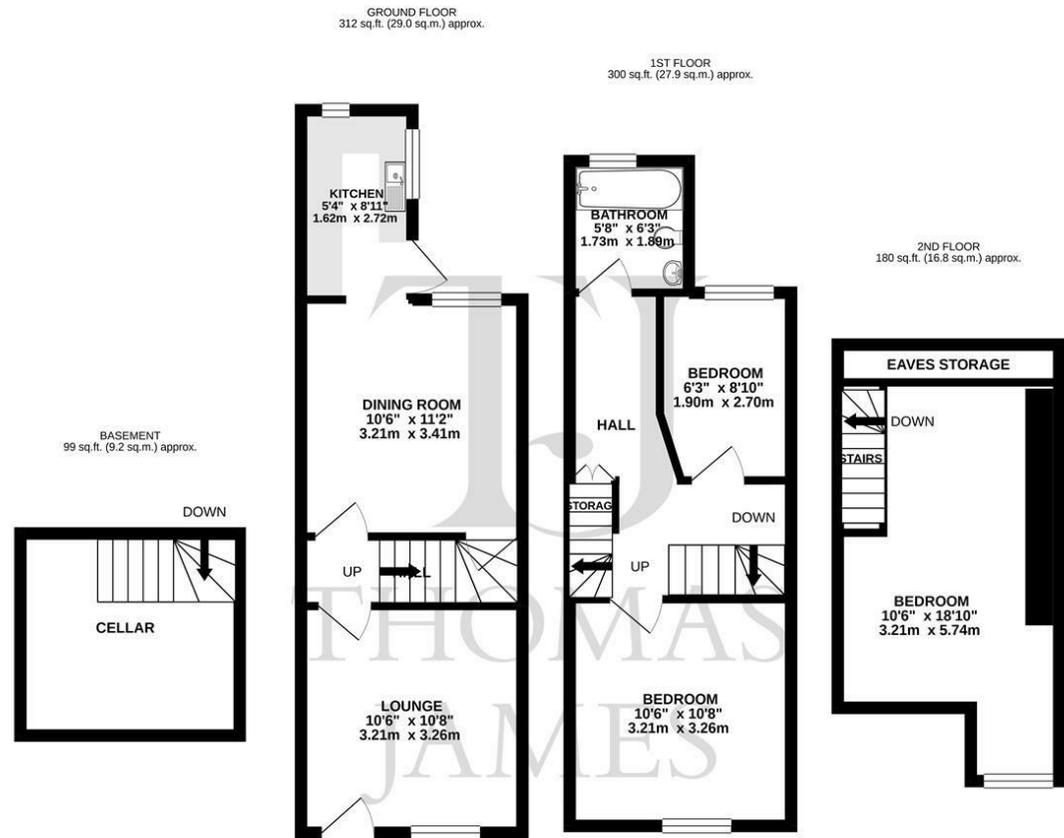
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MONEY LAUNDERING

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	85
(81-91) B	
(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

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



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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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