



8 Gisburn Close,  
Silverdale, NG11 7EX



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This semi detached home provides accommodation arranged over two floors which includes an entrance hall, an open plan living/dining room, a kitchen, and a fitted shower room on the ground floor, with the first floor landing giving access to three good size bedrooms.

Benefiting from gas central heating and double glazing, the property has enclosed gardens to the rear, further gardens to the front, plus a block paved driveway and covered car port providing off road parking for a number of vehicles.

Conveniently situated for access to the Queens Medical Centre, East Midlands Airport and East Midlands Parkway train station, the property is also within easy reach of Nottingham City Centre and a wealth of local facilities.

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

**Guide Price £210,000**





### Directions

Gisburn Close can be located off Brookthorpe Way, Silverdale.

### GROUND FLOOR ACCOMMODATION

#### Composite Entrance Door

Opening to the:-

#### Entrance Hall

Ceiling light point, radiator, central heating thermostat, stairs off to the first floor, under stairs storage cupboard, doors into the living/dining room and the:-

#### Ground Floor Shower Room

Fully tiled and fitted with a modern suite in white comprising a low flush wc, a wash hand basin and a corner shower cubicle with an electric shower and a glazed door.

Double glazed window to the side elevation, heated towel rail, extractor fan, ceiling light point.

#### Living / Dining Room

LIVING AREA:- Double glazed bay window to the front elevation, radiator, ceiling light point, wall lighting, feature electric fire, open to the:-

DINING AREA:- Double glazed window to the rear elevation, radiator, ceiling light point, wall lighting, door into the:-

#### Kitchen

Fitted with a range of wall, drawer and base units, tiled splash backs and wood effect work surfaces, composite sink unit with a mixer tap and drainer, space and plumbing for a washing machine, space for a fridge/freezer, built in Bosch electric oven, and a four ring Bosch electric hob with an extractor hood over.

Double glazed windows to the side and rear elevations, wood effect flooring, ceiling light point, chrome ladder style radiator, UPVC double glazed door opening to the rear.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Double glazed window to the side elevation, radiator, ceiling light point, loft access hatch, doors into three bedrooms.

#### Bedroom One

Double glazed window to the front elevation, radiator, ceiling light point, built in over stairs storage cupboard housing the central heating boiler.

#### Bedroom Two

Double glazed window to the rear elevation, radiator, ceiling light point, built in airing cupboard housing the water cylinder.

#### Bedroom Three

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

### OUTSIDE

The block paved driveway at the front of the property provides off road parking for up to three vehicles, and in turn gives gated access to the metal framed CAR PORT and further driveway. There is a low maintenance garden area adjacent, with gravelled beds, a PIR light, and access to the entrance door.

At the rear of the property the garden is timber fence enclosed and includes a raised patio seating area, a shaped lawn with brick edging, and a variety of plants and shrubs. The garden has an external security light, power points and tap, and houses a greenhouse.

### Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2022/2023 £2,039.23.

### 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

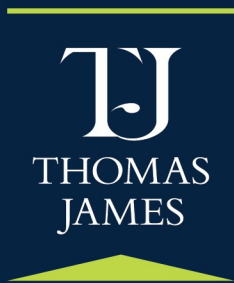
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



TOTAL FLOOR AREA : 724 sq.ft. (67.3 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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