

# Basford

Plot 13, Westbury Gardens  
off Lortas Road, Nottingham NG5 1EH



- ✓

Newly built detached family home
- ✓

Four bedrooms
- ✓

Lounge/dining room with French doors
- ✓

Kitchen with integrated appliances
- ✓

Entrance hall with cloakroom/WC
- ✓

Bathroom with modern suite
- ✓

En-suite shower room/WC
- ✓

Gas central heating and double glazing
- ✓

Lawned garden with paved patio area
- ✓

Garage and further parking for two vehicles

Asking Price

£260,000

Detached House

4 bedrooms

EPC Rating

(TBC)

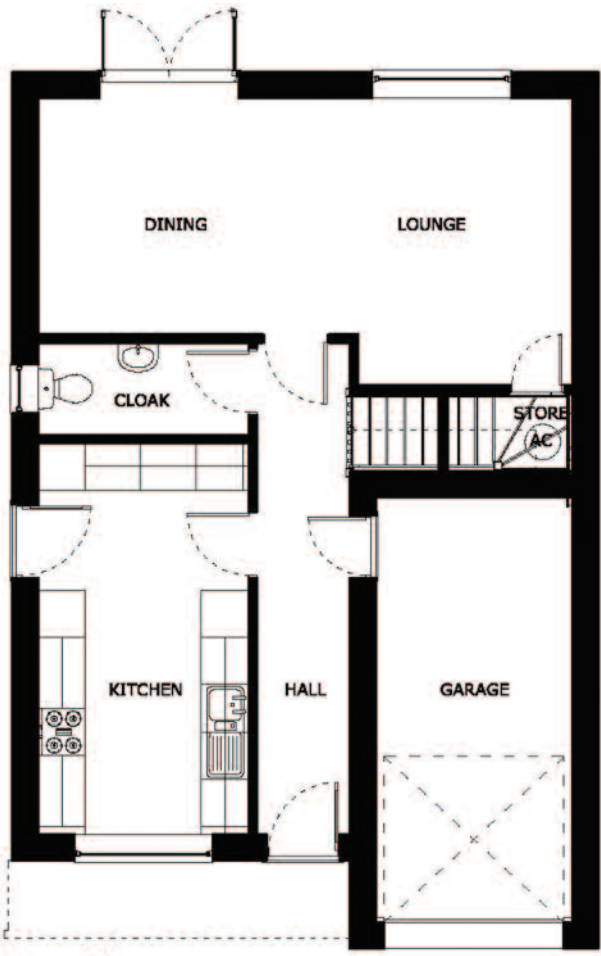
Tenure

Freehold



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## Property floor plan & measurements



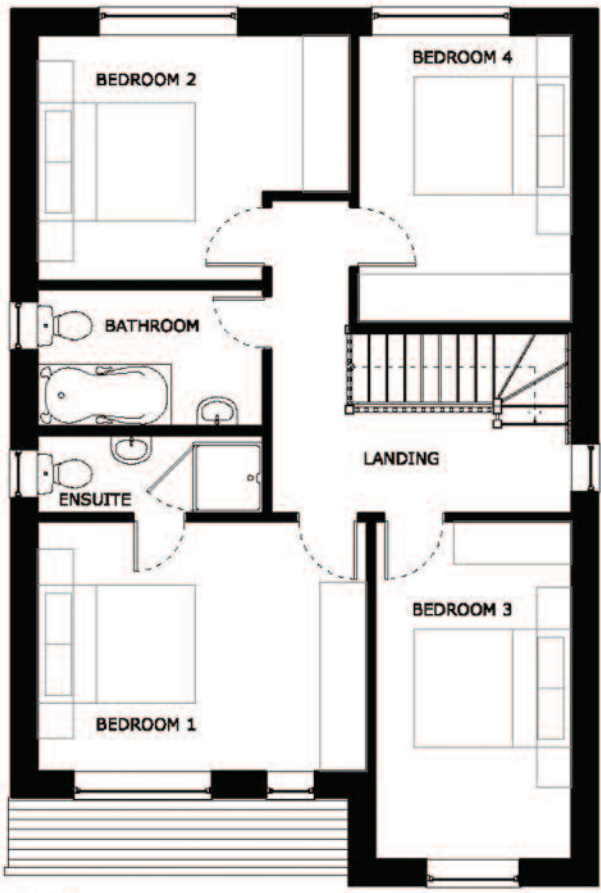
### GROUND FLOOR

#### Lounge/Dining Room

6.63m x 2.95m  
(21'9 x 9'8)

#### Kitchen

4.88m x 2.57m  
(16'0 x 8'5)



### FIRST FLOOR

#### Bedroom One

4.06m x 3.15m  
(13'4 x 10'4)

#### Bedroom Two

3.84m x 3.07m  
(12'7 x 10'1)

#### Bedroom Three

4.29m x 2.49m  
(14'1 x 8'2)

#### Bedroom Four

3.56m x 2.64m  
(11'8 x 8'8)

### DISCLAIMER

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

The Stamp Duty figure, as stated on our marketing materials, is based on a principal residential purchase where the purchaser does not already own a

property. Please be aware there is a 3% surcharge if you are purchasing a property as a second home or as a buy to let investment and you already own a property.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The images used in this brochure are for illustrative purposes only. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service.

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# Specifications

- Energy Efficiency - Insulation for cavity walls and loft, double glazed windows, low energy light fittings, energy efficient heating systems.
- Safety - Intruder alarms, smoke detectors, multipoint door locks and window locks, front outside light.

### Kitchen

A range of units, handles, worktops with upstand, and stainless steel splashback.  
1.5 bowl sink with chrome monobloc mixer tap.  
Appliances include stainless steel single oven (integrated), 4 ring gas hob, extractor hood and fridge freezer (integrated).  
Plumbing and electrics are included for future dishwasher.  
Ceiling spotlights and under wall unit lighting as standard.

### Utility (house type specific)

A range of units, handles, worktops with upstand. Single bowl sink with chrome monobloc mixer tap.  
Plumbing and electrics are included for a future washing machine and dryer. (In house types without a utility, plumbing and electrics are included for future laundry appliance elsewhere in the property.)

### Cloakroom

Close coupled toilet by Ideal Standard.  
Pedestal sink with chrome mixer tap, by Ideal Standard.  
A range of tiles as splashback to sink.

### Bathroom

Close coupled toilet by Ideal Standard.  
Pedestal sink with chrome mixer tap, by Ideal Standard.  
Bath with shower and shower screen.  
A range of tiles as splashback to sink and full to bath.  
Shaver point.

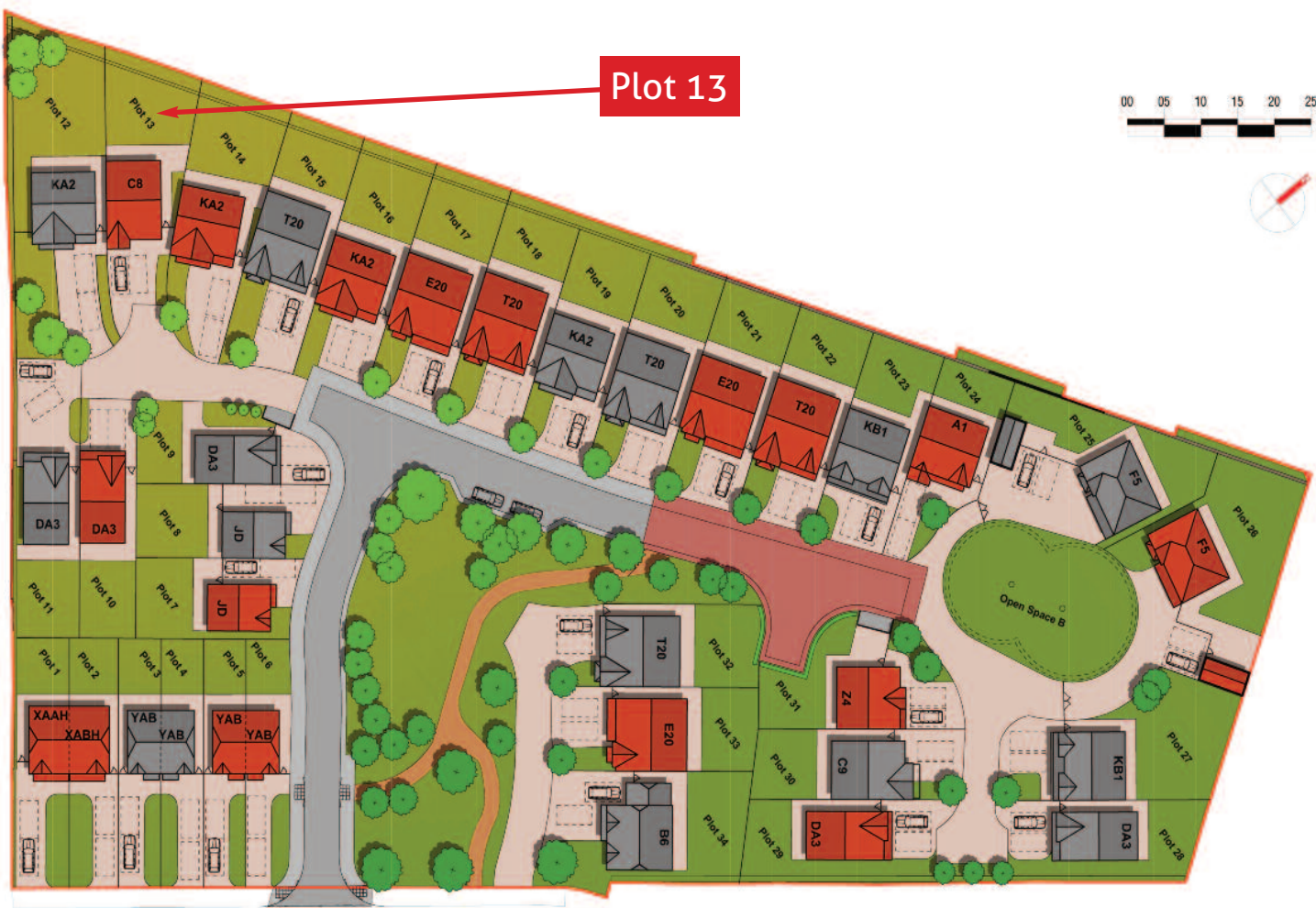
### En-Suite (house type specific)

Close coupled toilet by Ideal Standard.  
Pedestal sink with chrome mixer tap, by Ideal Standard.  
Shower with screen.  
A range of tiles as splashback to sink and full to shower.  
Shaver point.

### Exterior

Turfing to the front and rear gardens.  
Slabbed patio area to the rear.  
6' x 6' boundary screen wooden fence panels and side gate.  
Block paved driveway with side path.

# Site Plan



Lortas Road Elevation (Plots 13-17)

## Stamp Duty Rates

First time purchase	Buying your next home	Additional or buy to let property
£0.00	£3,000.00	£10,800.00

For more information visit <http://www.david-james.com/stampduty>

## How to get there

Proceed along Nottingham Road away from Valley Road (A6514), turning left onto Lortas Road where the site can be found on the left hand side.

Please note that the pin on the map designates the centre of the postcode and not the exact location of the property

