



Fairfield, Imperial Gardens, Halam Road,
Southwell, NG25 0PB

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Fairfield is a spacious detached bungalow with accommodation including an entrance hallway, an 18ft living/dining room with French doors opening to the garden, a kitchen, two bedrooms (master en-suite), and a bathroom.

The property has a single garage providing off road parking.

The overall accommodation space is approximately 950 sq ft.

Fairfield is situated on the Miller Homes Imperial Gardens development which includes a range of attractive three, four and five bedroom houses and bungalows. The development is well placed for easy access to the amenities in Southwell.

For more information, contact Thomas James Estate Agents.

£344,000





Southwell

The historic minster town of Southwell is a much sought after location, around 14 miles north east of Nottingham.

Boasting a wealth of facilities including supermarkets, independent shops, pubs, restaurants, doctors surgeries, and dentists, the town is also home to Southwell Minster and to the highly regarded Minster School.

The vibrant town has excellent road links to Nottingham, Leicester, and Newark, and is surrounded by attractive countryside.

Imperial Gardens

The Imperial Gardens development includes a range of attractive three, four and five bedroom houses and bungalows.

The development is well placed for easy access to the amenities in Southwell.

Miller Homes

Miller Homes enjoy an excellent reputation, with a Five Star customer service rating.

Each of their homes is sold with a ten year NHBC, and attractive incentive schemes are often made available.

Lounge Diner

14'2" x 18'11" (4.33m x 5.77m)

Breakfast Kitchen

11'4" x 12'9" (3.46m x 3.89m)

Master Bedroom

11'3" x 13'3" (3.45m x 4.05m)

Master En Suite

4'7" x 10'9" (1.42m x 3.30m)

Bedroom Two

12'0" x 9'11" (3.68m x 3.03m)

Bathroom

5'6" x 7'7" (1.70m x 2.32m)

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.

DISCLAIMER NOTES

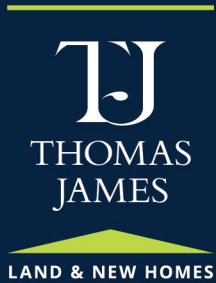
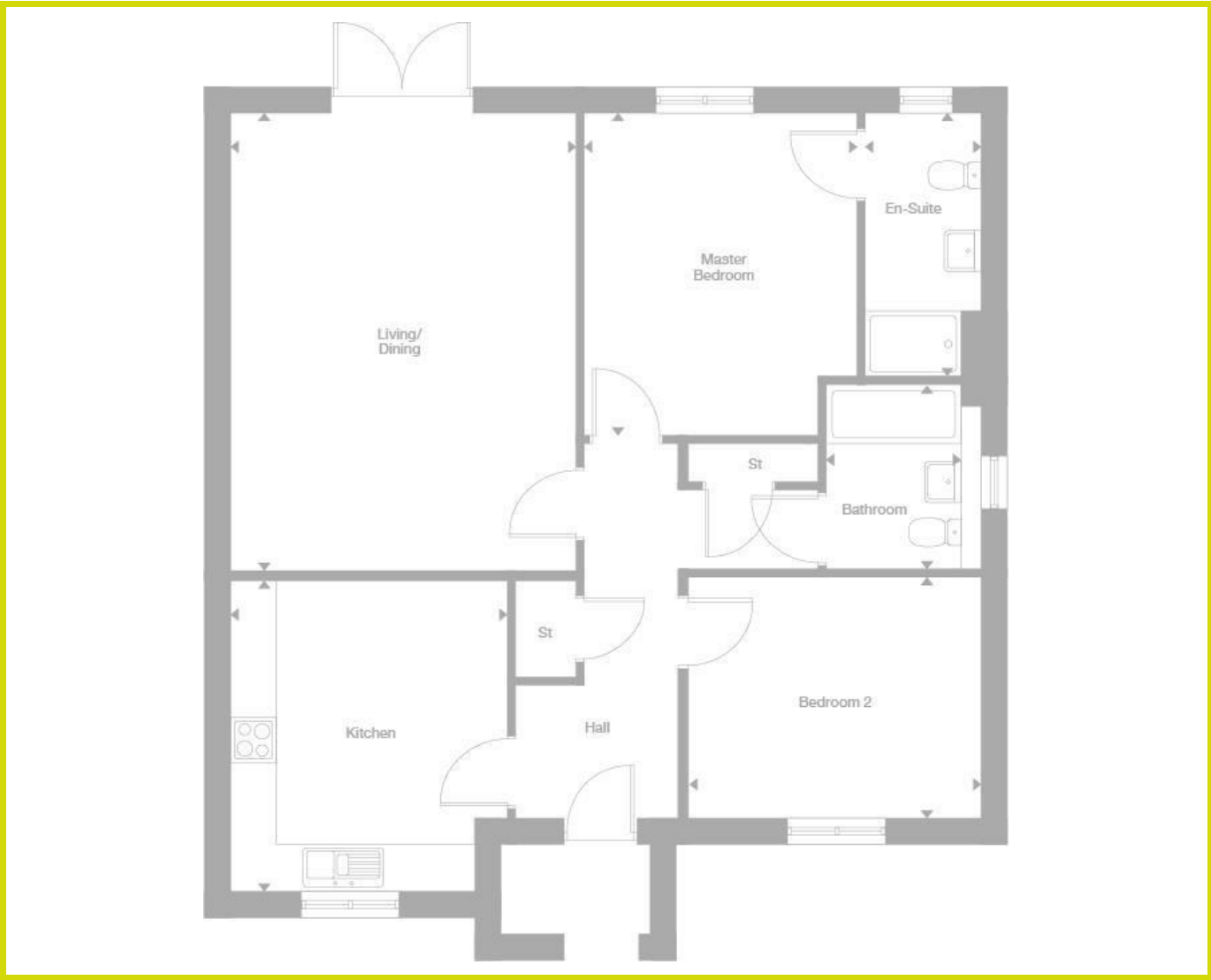
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MONEY LAUNDERING

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		
(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		



Thomas James Estate Agents
20 High Street, Ruddington,
Nottinghamshire, NG11 6EH

Tel: 0115 984 4660
Email: ruddington@tjea.com
Web: www.tjea.com

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