Robert Ellis

look no further...

Cuxton Close,
Strelley, Nottingham
NG8 6LQ

£185,000 Freehold

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A three-bedroom, end-terrace property with the benefit of no upward chain.

Positioned in a popular and convenient location, this property is within close proximity of a large variety of local amenities including shops, schools, healthcare facilities and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers looking to put their own stamp on a purchase, including first time buyers, young families or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises: an entrance porch, open plan living dining room, kitchen, conservatory and utility room to the ground floor. Rising to the first floor are three well proportioned bedrooms and bathroom.

Outside the property is a paved garder with a gated driveway. The enclosed rear has astroturf lawn and fenced boundaries.

With the advantage of gas central heating and UPVC double glazed windows throughout, this property is well worthy of an early internal viewing.

Entrance Porch
UPVC double glazed door through to a carpeted entrance space.

Living Dining Room
20'4" x 13'1" (6.21m x 4.01m)
An open plan reception room, with carpeted flooring, radiator, UPVC double glazed window to the front aspect and UPVC double glazed sliding door to the conservatory.

Conservatory
10'11" x (3.34m x)
An open plan reception room, with carpeted flooring, radiator, UPVC double glazed window to the front aspect and UPVC double glazed sliding door to the conservatory.

Kitchen
11'4" x 7'6" (3.46m x 2.31m)
A range of wall and base units with work surfacing over and tiled splashbacks, one and half bowl sink with mixer tap and drainer, inset electric hob with extractor fan above and integrated electric oven. Space and fittings for freestanding fridge freezer and UPVC double glazed window to the front aspect.

Utility Room
Space and fitting for a freestanding washing machine, wall mounted boiler and UPVC double glazed window to the rear garden.

First Floor Landing
A carpeted landing space

Bedroom One
11'7" x 9'5" (3.54m x 2.89m)
A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

Bedroom Two
11'8" x 11'5" (3.57m x 3.49m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

Bedroom Three
8'6" x 7'11" (2.60m x 2.43m)
A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect.

Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with emails powered shower above, fully tiled walls, heated towel rail and two UPVC double glazed window to the rear aspect.

Outside
To the front is a paved garden and gated driveway with ample off street parking for one car standing. The enclosed rear has an AstroTurf lawn and fenced boundaries.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: Unsure
Has the Property Flooded?: No

Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.

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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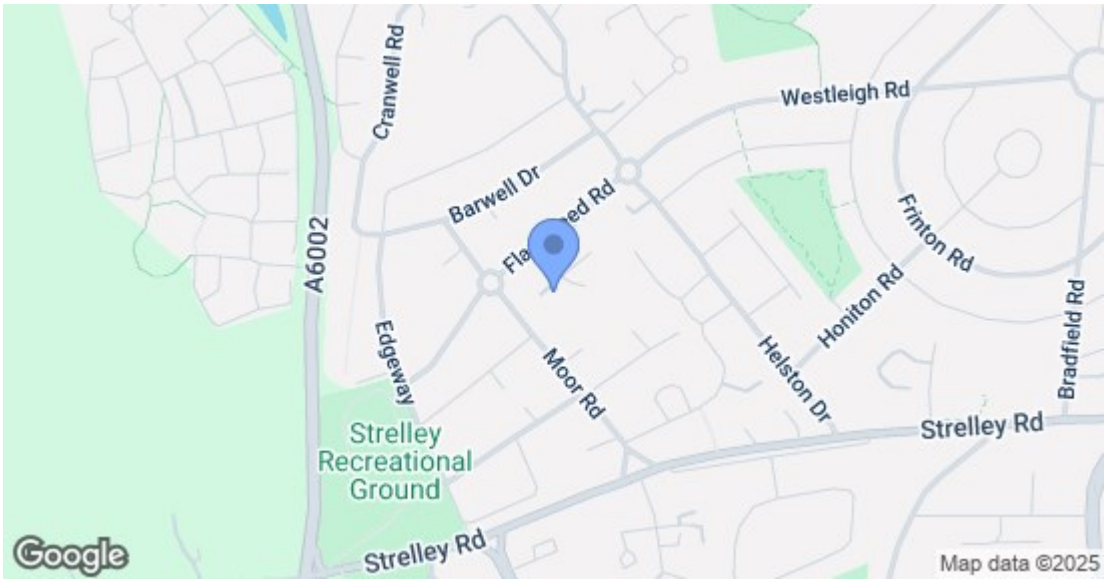

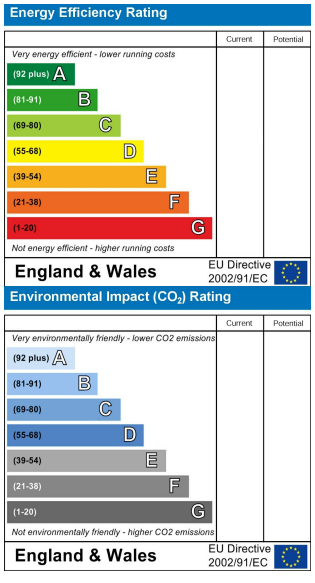

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