



Woolsington Close,  
Strelley, Nottingham  
NG8 6NZ

**£150,000 Freehold**



A well presented and well proportioned two double bedroom mid-terraced house.

Situated in this popular and convenient residential location readily accessible for a range of local shops and amenities including schools, transport links and the A52 and M1 for further afield, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and investors.

In brief, the internal accommodation comprises: Entrance hallway, lounge and kitchen/diner to the ground floor with two good sized double bedrooms, a shower room and WC to the first floor.

To the front of the property you will find a gated primarily lawned garden with a footpath leading to the front door and stocked borders and to the rear you will find a private and enclosed low maintenance garden with a patio, stocked beds, mature shrubs, a useful brick built store, fenced boundaries and gated access to the back.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, a range of modern fixtures and fittings and ready to move in condition, this great property must be viewed in order to be fully appreciated.



### Entrance Hallway

With a UPVC double glazed front door with flanking window, radiator, stairs to the first floor, useful under stairs storage space, built in storage cupboard housing the Baxi boiler and doors to the kitchen/diner and lounge.

### Lounge

15'3" x 11'1" (4.65 x 3.40)

With UPVC double glazed bay window to the front, electric fire with Adam style mantle and radiator.

### Kitchen/Diner

17'3" x 7'5" (5.28 x 2.28)

With a range of modern wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer and a mixer tap, integrated electric oven with gas hob and air filter over, integrated washing machine, fridge and freezer, space for a dishwasher, UPVC double glazed window to the rear, radiator, UPVC double glazed door to the rear and a useful storage cupboard/pantry.

### First Floor Landing

With loft hatch, airing cupboard housing the hot water cylinder and doors to the WC, shower room and two bedrooms.

### Bedroom One

17'3" x 10'5" (5.27 x 3.18)

Carpeted double bedroom with two UPVC double glazed windows to the front, built in storage cupboard and radiator.

### Bedroom Two

12'4" x 9'0" (3.78 x 2.76)

Carpeted double bedroom with UPVC double glazed window to the rear.

### Shower Room

With a corner shower, pedestal wash hand basin, tiled flooring and walls, UPVC double glazed window to the rear and heated towel rail.

### WC

With WC, laminate flooring and UPVC double glazed window to the rear.

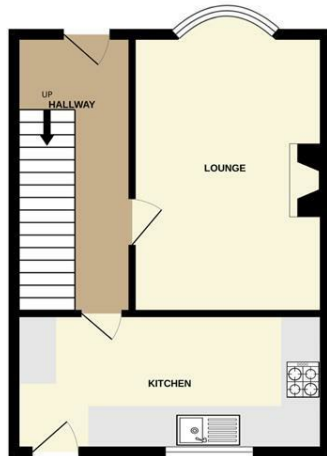
### Outside

To the front of the property you will find a gated primarily lawned garden with a footpath leading to the front door and stocked borders and to the rear you will find a private and enclosed low maintenance garden with a patio, stocked beds, mature shrubs, a useful brick built store, fenced boundaries and gated access to the back.

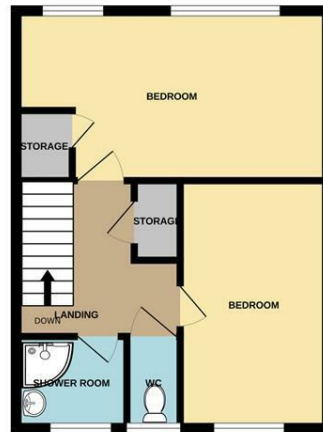




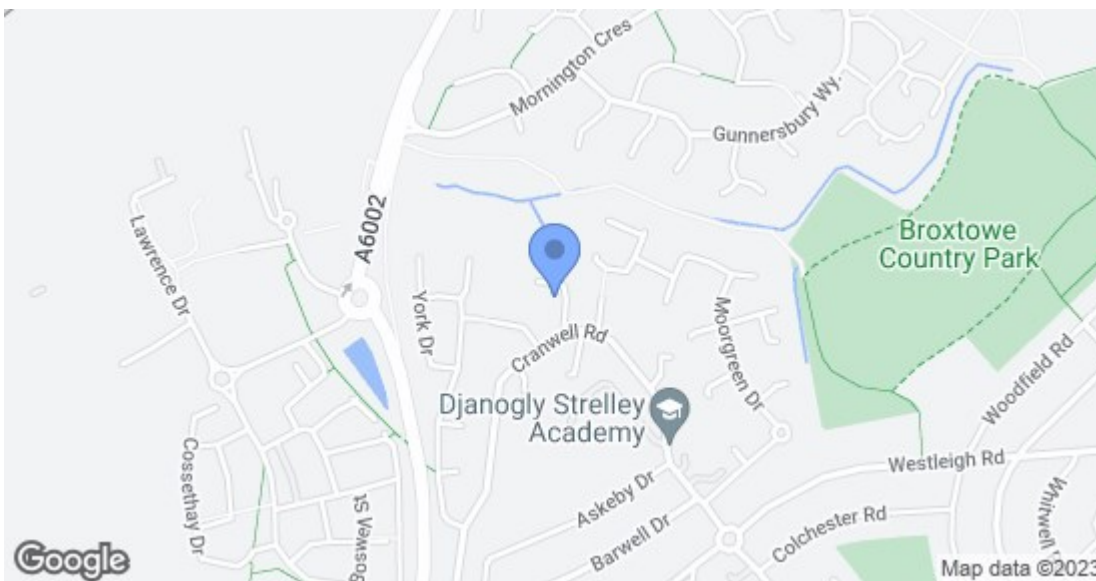
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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