



Cuxton Close,  
Strelley, Nottingham  
NG8 6LQ

**£185,000 Freehold**





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 garden 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

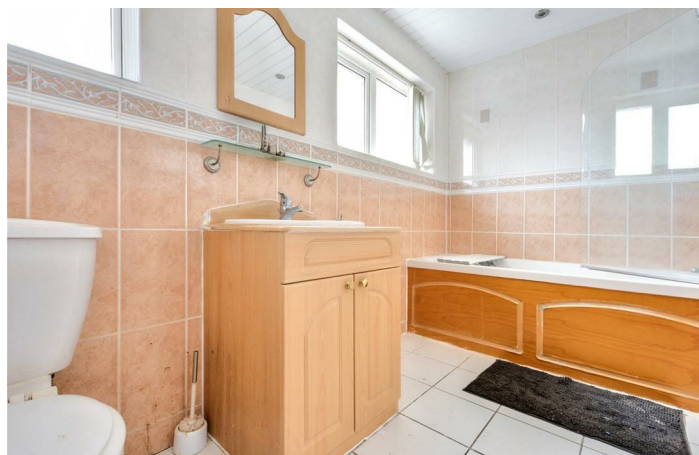
Accessibility/Adaptions: None

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.



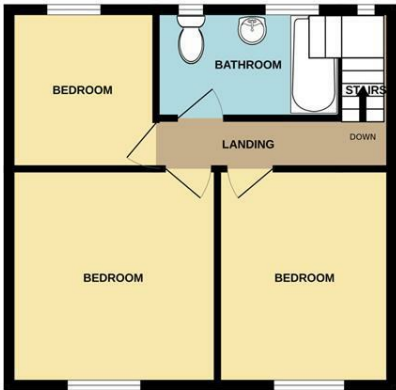




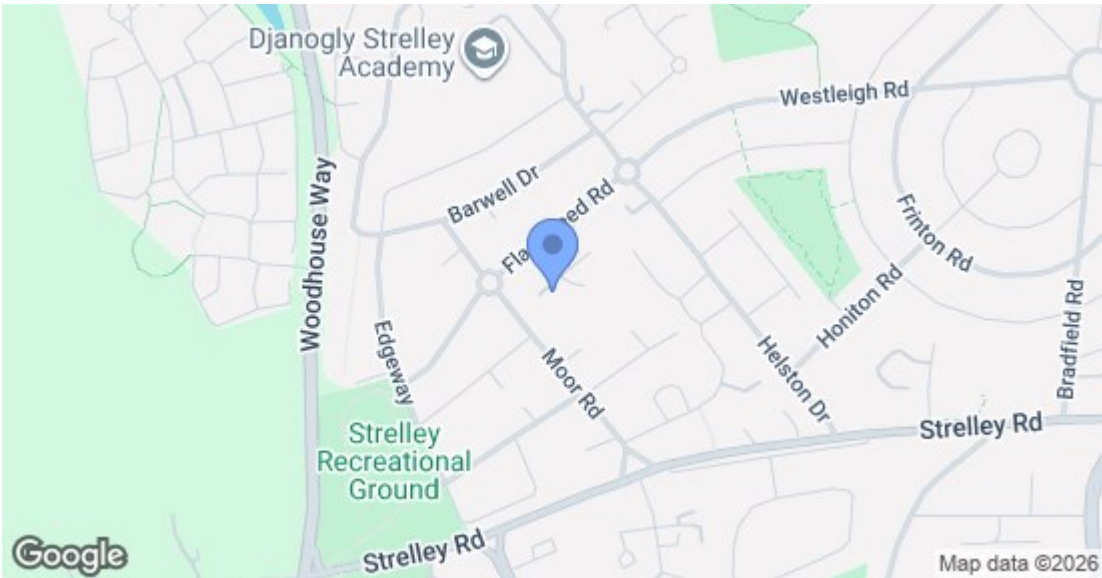
GROUND FLOOR



1ST FLOOR



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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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 <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		
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