



Foxton Close, Nottingham NG6 7FN

welcome to

Foxton Close, Nottingham

- Modern Two Bedroom Semi Detached House
- NO UPWARD CHAIN
- Gas Central Heating & UPVC Double Glazing
- Driveway for Off Street Parking and a Garage
- Council Tax Band B

Tenure: Freehold EPC Rating: E

offers in the region of

£180,000

view this property online williamhbrown.co.uk/Property/BUL109041



Property Ref:

BUL109041 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Entrance Porch

This area has a window and provides access to the accommodation.

Lounge

17' x 12' 9" (5.18m x 3.89m)
With uPVC double glazed window to the front aspect, the living room has a TV point, a feature fireplace a wall mounted radiator.

Kitchen

12' 9" x 8' 10" (3.89m x 2.69m)
With uPVC double glazed window to the rear aspect, a range of base and wall units, an integrated cooker, integrated electric hob, a sink and a half with mixer taps. Space and plumbing for a washing machine and fridge freezer,

Landing

This area provides access to the first floor accommodation

Bedroom One

12' 9" x 9' 2" (3.89m x 2.79m)
With uPVC double glazed window to the front aspect, a TV point and a wall mounted radiator.

Bedroom Two

11' 1" x 9' 6" (3.38m x 2.90m)
With uPVC double glazed window to the rear aspect, built in wardrobes and a wall mounted radiator.

Bathroom

8' 6" x 4' 7" (2.59m x 1.40m)
With uPVC double glazed privacy window, a low level flush WC, a basin, a heated towel rail, a bath with overhead shower.

Outside

To the front of the property there is a driveway providing off street parking. To the rear there is a private enclosed garden.



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