

10 Farm Close, Nottingham, NG11 8DN



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This end terraced home is offered to the market with *no upward chain*, and will make an ideal first time or investment purchase.

The property provides accommodation arranged over two floors including; an entrance hall. a dual aspect lounge/dining room with windows to the front and rear, plus a kitchen on the ground floor, with the first floor landing giving access to three bedrooms and the family shower room.

Benefiting from gas central heating and double glazing, the property has a larger than average garden to the rear, and a further enclosed garden to the front. There is potential to extend the property, subject to the correct planning consents being gained.

Ideally situated for access to the Queens Medical Centre, East Midlands Airport and East Midland Parkway train station, popular Universities, the property is within easy reach of Nottingham City Centre and a wealth of local facilities, including shops, doctors, dentist and a leisure centre.

Guide Price £190,000













ACCOMMODATION

The UPVC double glazed entrance door at the side of the property, opens to the entrance hall. From, the stairs rise to the first floor, and there are doors into the lounge/dining room, and the kitchen.

The dual aspect lounge/dining room has windows to both the front and rear, a feature fireplace with a marble hearth and a wooden surround, and a door opening to the kitchen.

Fitted with a range of wall, drawer and base units, the kitchen has a one and a half bowl sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for both a fridge and a freezer, plus a built in a double oven, and four ring gas hob. There are two windows to the side, and a door opening to the rear garden.

On reaching the first floor, the landing has an storage/airing cupboard housing the Maxi Eco Elite boiler, and doors into the three bedrooms (two with built in storage cupboards), and the family shower room, which is fitted with a large shower cubicle, a low flush wc, and a wash hand basin.

OUTSIDE

There is on street permit parking at the front of the property.

There is gated access to the front garden, which has external lighting, and a pathway to the entrance door, and to the rear garden.

To the rear of the property there is a larger than average garden. Fully enclosed, the garden includes a patio seating area, a lawned area, and houses a storage shed.

Council Tax Band

Council Tax Band A. Nottingham City Council.

Amount Payable 2024/2025 £1,686.46.

Referral Arrangement Note

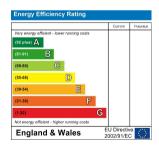
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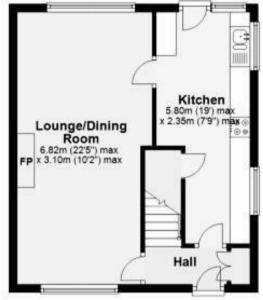
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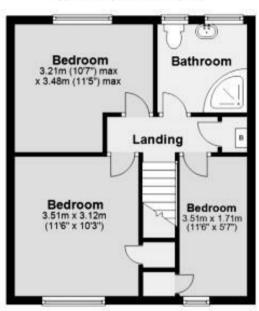


Ground Floor Approx. 37.9 sq. metres (407.4 sq. feet)



First Floor

Approx 39.8 sq. metres (428.6 sq. feet).



Total area: approx. 77.7 sq. metres (836.0 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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