



257 Oxclose Lane, Nottingham, NG5 6FB

Asking Price £169,995

- Spacious Two Bedroom House
- Front and Rear Gardens
- Two Double Bedrooms
- No Upward Chain
- Breakfast Kitchen and Lounge
- Driveway
- Garage

# 257 Oxclose Lane, Nottingham NG5 6FB

Modern Two Bedroom Townhouse. The accommodation comprises; Lounge, Kitchen/Diner, Two Double Bedrooms and a First Floor Bathroom. Externally there are spacious front and rear gardens and detached garage, and off street parking. No Upward Chain. Currently Tenanted at £895 PCM but can be sold with or without vacant possession.



Council Tax Band: B



Entrance Hall

Breakfast Kitchen

12'2 x 8'9

Window to the front elevation. Door to the Lounge.

Lounge

13'11 x 11'11

Sliding patio doors to the rear elevation.

First Floor

Doors to both bedrooms and the bathroom.

Bedroom One

12'0 x 10'5

Window to the rear. Built in wardrobes.

Bedroom Two

11'11 x 9'0

Window to the front elevation. Radiator. Airing cupboard housing the hot water tank.

Bathroom

Panelled bath with shower over. Sink Unit. Low level toilet. Extractor.

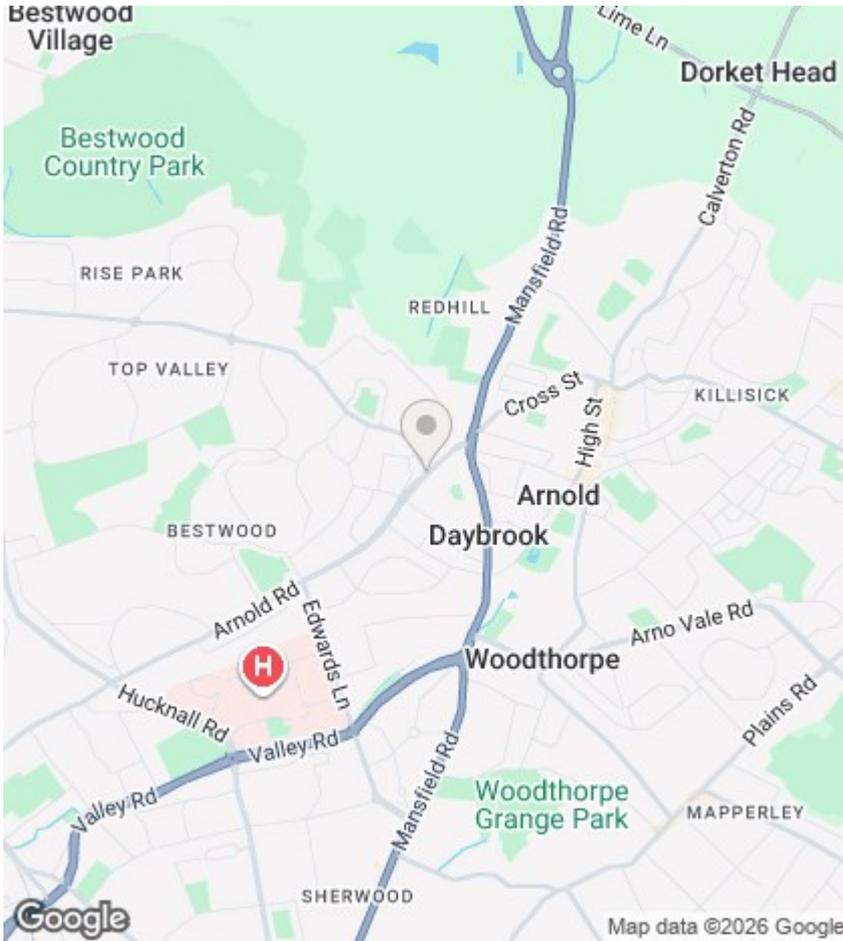
Front Garden

Gated. Mature garden with trees and shrubs. Access to external cupboard housing the gas boiler.

Rear Garden

mature trees. Patio. Gated. Access to the Garage and Driveway.

Garage and Driveway



## Viewings

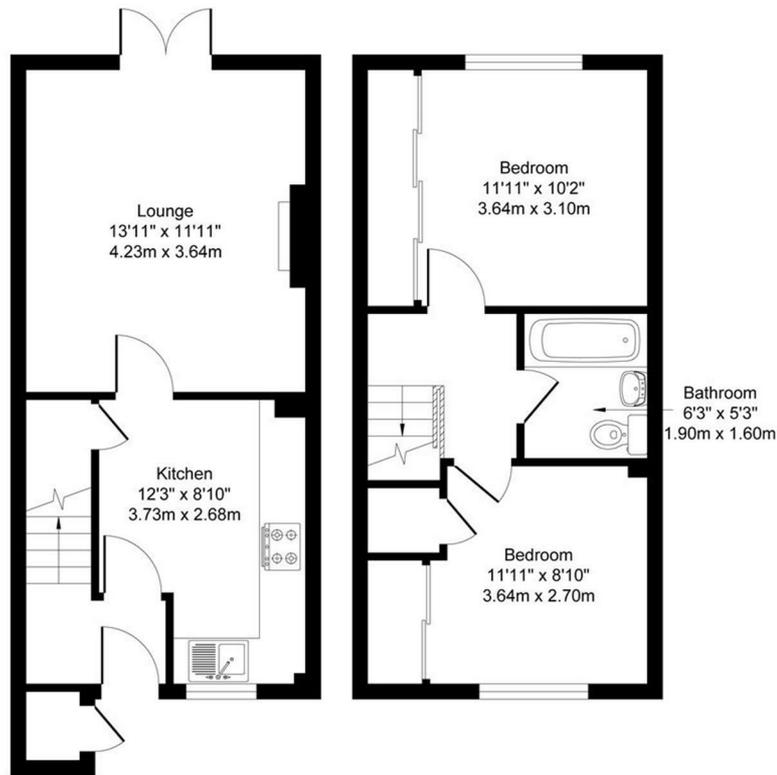
Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approximate Gross Internal Area  
640 Sq.ft. (59.47 sq.m.)



GROUND FLOOR

FIRST FLOOR