



Lavender Close,  
Strelley, Nottingham  
NG8 6FZ

**£130,000 Leasehold**



Located on Lavender Close, this charming end-terrace bungalow offers a delightful living experience tailored for those aged over 55. With two well-proportioned bedrooms, this property provides ample space for comfortable living, whether you are looking to downsize or simply enjoy a more manageable home.

The bungalow is part of an exclusive development, ensuring a peaceful and friendly community atmosphere. The absence of a chain means that you can move in without delay, allowing you to settle into your new home with ease.

The layout of the bungalow is designed for convenience and accessibility, making it an ideal choice for those seeking a low-maintenance lifestyle. The surrounding area boasts lovely green spaces and local amenities, ensuring that you have everything you need within easy reach.

This property presents a wonderful opportunity to embrace a relaxed and fulfilling lifestyle in a welcoming environment. If you are seeking a tranquil retreat in Nottingham, this bungalow at Lavender Close could be the perfect place to call home.



### Entrance Hall

With a composite entrance hall, radiator, useful cloak cupboard, loft hatch and doors to the lounge, diner, bathroom and two bedrooms.

### Bedroom One

12'7" x 8'11" (3.84m x 2.74m )

A carpeted double bedroom with built-in wardrobe, UPVC double glazed window to the front and radiator.

### Bedroom Two

9'5" x 5'10" (2.88m x 1.8m )

A carpeted bedroom with UPVC double glazed window to the front and radiator.

### Shower Room

7'2" x 5'10" (2.2m x 1.8m )

Incorporating a three-piece suite comprising large walk-in shower, wash-hand basin inset to vanity unit, WC, laminate flooring, tiled splashbacks, heated towel rail, spotlights and extractor fan.

### Lounge Diner

14'9" x 12'5" (4.52m x 3.8m )

A carpeted reception room with radiator, two ceiling fans, UPVC double glazed sliding patio doors to the rear and door to the kitchen.

### Kitchen

10'7" x 6'10" (3.23m x 2.1m )

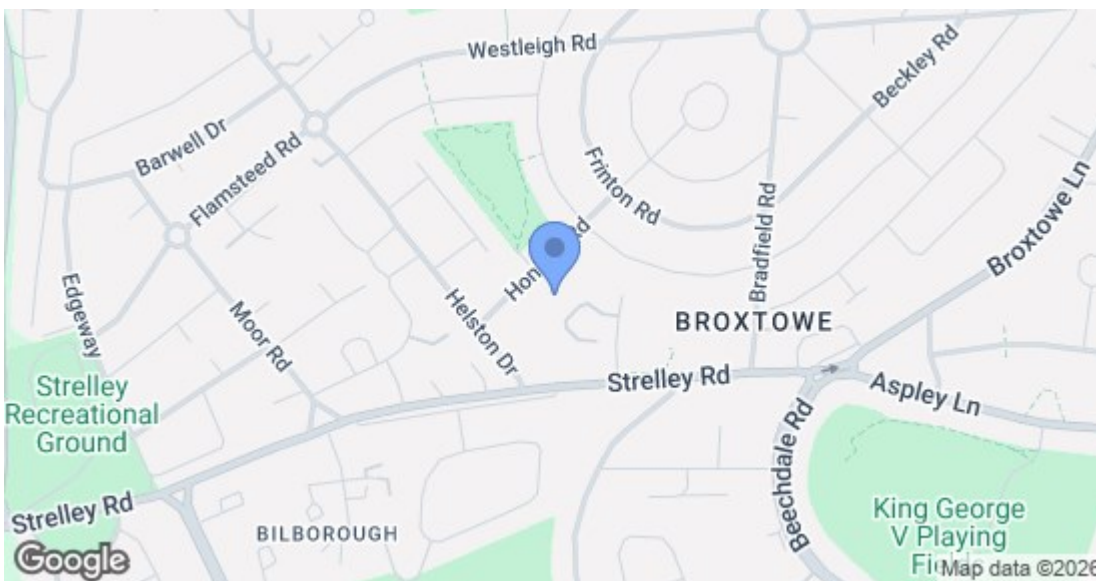
Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink with drainer and a mixer tap, integrated electric oven with gas hob and air filter over, tiled splashbacks, plumbing for a washing machine, space for a fridge freezer, UPVC double glazed window to the rear and a cupboard housing the Vaillant combination boiler.

### Outside

To the front of the property you will find communal parking and lawned gardens, and to the rear you will find a closed garden which includes a small patio with stocked beds and borders and fence boundaries.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		72	
(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	

These details 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.