



257 Oxclose Lane, Nottingham, NG5 6FB

Asking Price £175,000

- 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.

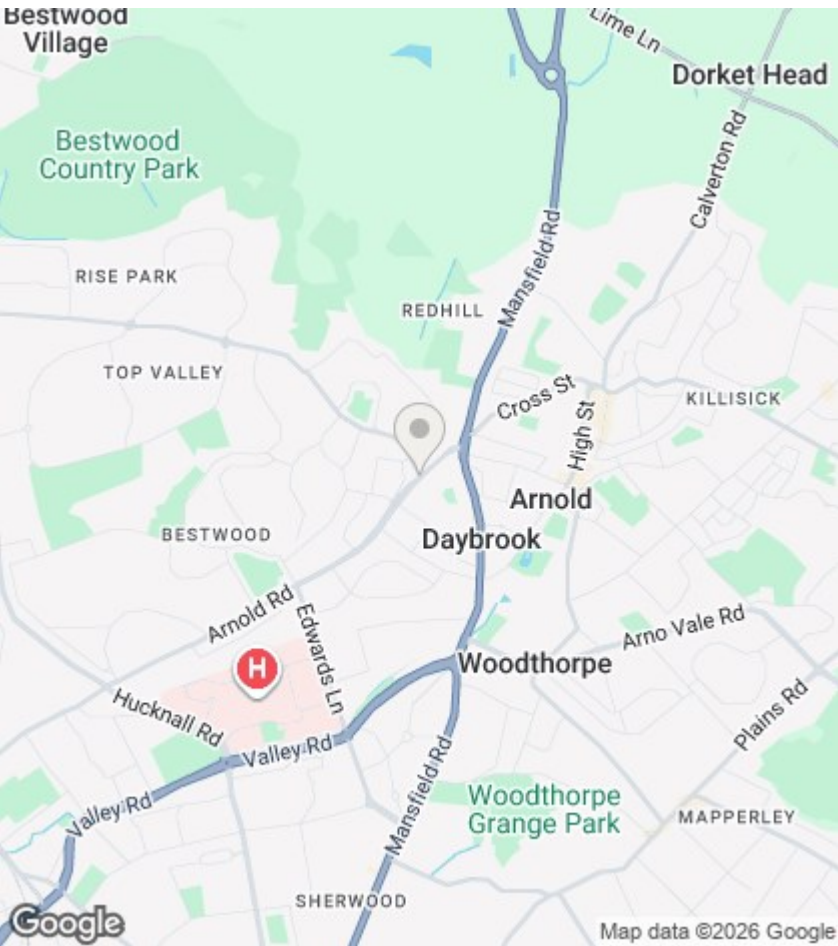
## Front Garden

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) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	