



# 1 Buxton Close, Nottingham - NG5 9RN

Guide Price £250,000



## 1 Buxton Close

Nottingham, Nottingham

GUIDE PRICE £250,000 - £260,000 Modern three-storey townhouse ideal for first-time buyers, professionals & families. Featuring lounge with Juliet balcony, dining kitchen, 3 beds & west facing garden, driveway, garage & EV charger! Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

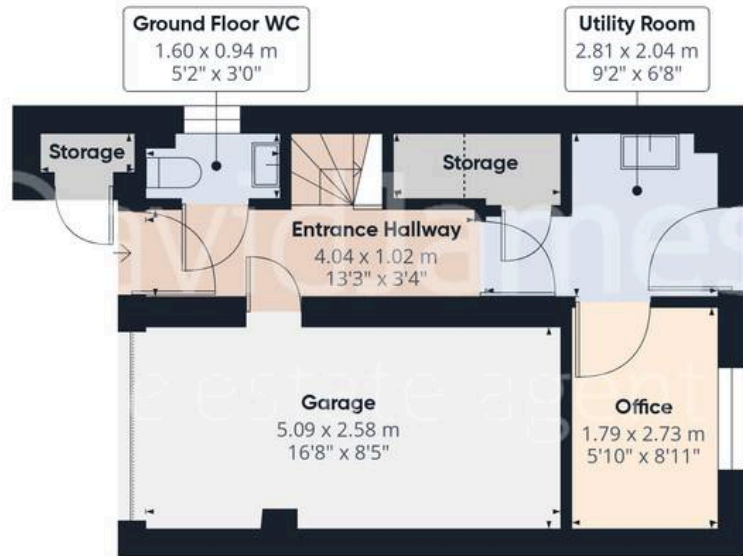
EPC Environmental Impact Rating:

- Spacious modern townhouse across three floors
- Close to supermarkets, schools, park, amenities and travel links
- Ideal purchase for first-time buyers and growing families
- Ground-floor office, utility room and WC
- Bright first-floor lounge featuring a charming Juliet balcony
- Modern dining kitchen with a range of integrated appliances
- Three well-proportioned second floor bedrooms
- Modern family bathroom with separate en-suite shower room
- Good-sized west-facing rear garden with decked seating area and lawn
- Garage and driveway providing off-street parking with EV charger

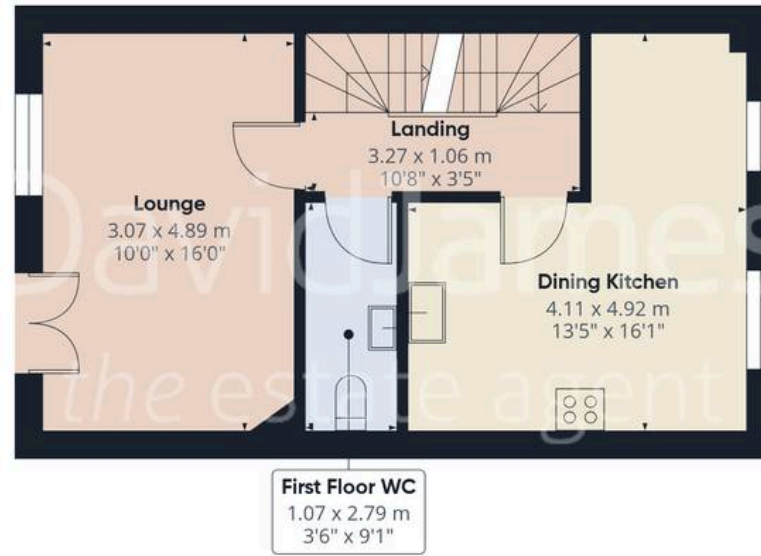








Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

106.4 m<sup>2</sup>

1147 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## David James Estate Agents

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