



3 Osprey Close,  
Barton Green, NG11 8SX

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**TJ**  
THOMAS  
JAMES

# 3 Osprey Close, Barton Green, NG11 8SX

This semi detached home provides accommodation arranged over two floors including; an entrance hallway, a lounge, and a breakfast kitchen with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms, and the bathroom.

Having recently undergone some redecoration, the property benefits from gas central heating, and double glazing, has an enclosed garden to the rear, a further garden to the front, plus a driveway providing off road parking for up to two vehicles.

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.

The property is offered to the market with no upward chain.

Viewing is recommended.

**Guide Price £255,000**





#### ACCOMMODATION

The UPVC entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, laminate flooring, a radiator, and a door opening into the lounge.

The lounge has a bay window to the front, a gas fire set in a surround, and a door opening to the breakfast kitchen.

The breakfast kitchen has a range of wall, drawer and base units, a stainless steel sink and drainer unit, space and plumbing for a washing machine, space for a fridge/freezer, plus an electric oven, and a four ring gas hob. There is a window to the rear, a radiator, an under stairs storage cupboard, a door opening to the side, and French doors opening to the rear garden.

On reaching the first floor, the landing has a ceiling light point, a loft access hatch, and doors opening into three bedrooms, and the bathroom.

Bedroom one has two windows to the front, a ceiling light point, a radiator, and two storage cupboards.

Bedrooms two and three each have a window to the rear, a radiator, and a ceiling light point.

Completing the accommodation, the bathroom has a three piece suite comprising; a bath with a shower attachment and glazed screen over, a wc, and a wash hand basin set in a vanity unit. There is a window to the side here.

#### OUTSIDE

To the front of the property there is a lawned garden, with a pathway to the entrance door, and gated access to the rear garden.

The driveway provides off road parking for up to two vehicles.

The rear garden includes a patio seating area, and a lawned area. Fully enclosed, the garden also houses a shed.

#### Council Tax Band

Council Tax Band B. Nottingham City Council.

Amount Payable 2025/2026 £2,065.93.

#### Referral Arrangement Note

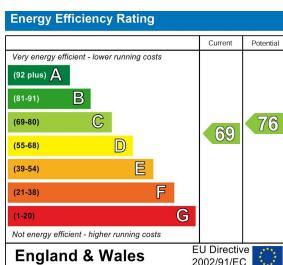
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