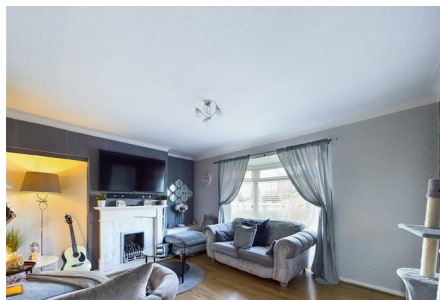


## Honiton Road, Strelley, Nottingham NG8 6JP



**£155,000**



Belvoir 360 Virtual Tour available - Offered for sale with NO UPWARD CHAIN, This modern semi detached property is situated in a popular residential location close to local amenities and ample transport links in to Nottingham city centre. Call now to arrange a viewing and avoid disappointment!



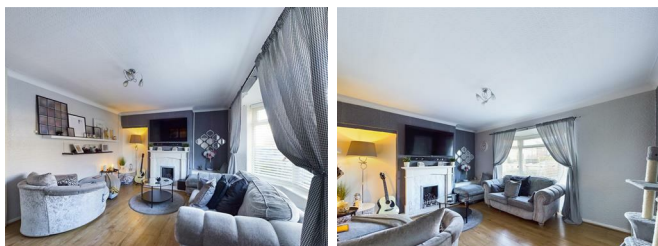
## First Floor

### Entrance Hallway

Access via the side elevation through a uPVC door, Includes radiator, stairs to first floor landing and door in to living room.

### Living Room

11'10" x 14'10"



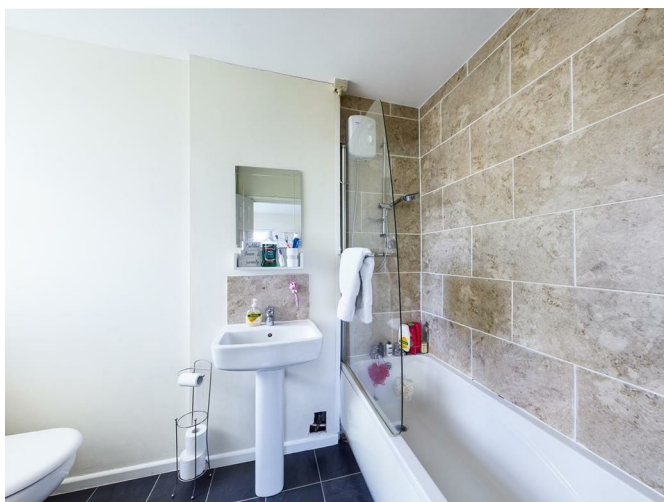
Includes radiator, feature fireplace, double glazed bay window to front elevation and door in to kitchen.

### Kitchen



Includes rolltop worktops and a range of wall and base units, stainless steel sink with stainless steel mixer tap, Baxi combi boiler, integrated stainless steel oven and hob with stainless steel overhead extractor, two double glazed windows to the rear elevation and one double glazed window to side elevation, door to rear elevation in to the garden and door to bathroom.

### Bathroom



Includes W.C, pedestal sink with stainless steel mixer tap,

bath with electric shower over, radiator and double glazed window to rear elevation.

## Second Floor

### Landing

Includes doors to Bedroom One, Bedroom Two, Bedroom Three and Loft Access.

### Bedroom One

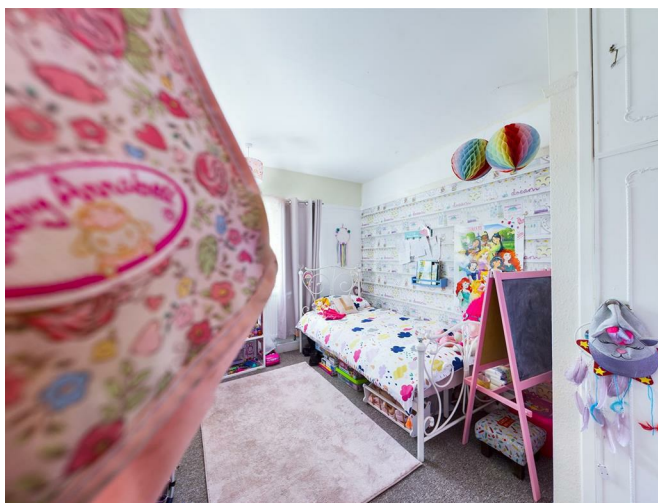
9'6" x 13'8"



Includes radiator and double glazed window to front elevation.

### Bedroom Two

11'4" x 8'11"



Includes radiator, built in storage cupboard and double glazed window to rear elevation.

## Bedroom Three 8'2" x 8'11"



Includes radiator and double glazed window to rear elevation.

## External Front



To the front of the property is mainly laid to lawn with driveway and a concrete pathway,

## External Rear



To the rear of the property is mainly laid to lawn with concrete patio area and privacy fencing surrounding.

## Other Information

This property has a Freehold Tenure is a Council Tax Band A with an EPC rating "E".

Viewing is strictly arranged via Belvoir so please call today and arrange an appointment.

NOTE All the measurements given in the details are approximate.

NOTE Floor plans are for illustrative purposes only and

are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

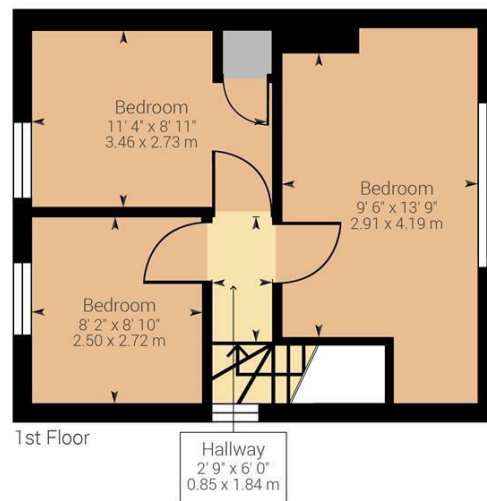
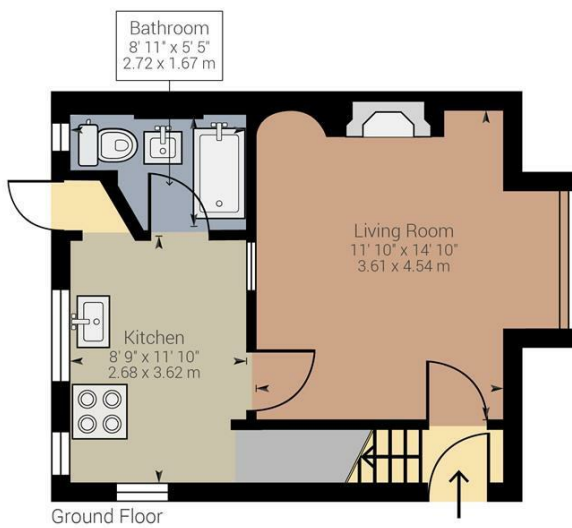
NOTE Belvoir, for themselves and the Vendors of the property, whose Agents they are, give notice that:

1 - These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract.

2 - No person in the employment of Belvoir has any authority to make or give any representation or warranty whatsoever in relation to the property.

**PURCHASE PROCEDURE** All negotiations are conducted through Belvoir. Please contact our Sales Office if you wish to purchase this property before applying for a mortgage or contacting your solicitor, otherwise you may find that we have agreed a sale to another purchaser.

No responsibility can be accepted for any loss or expense incurred in viewing



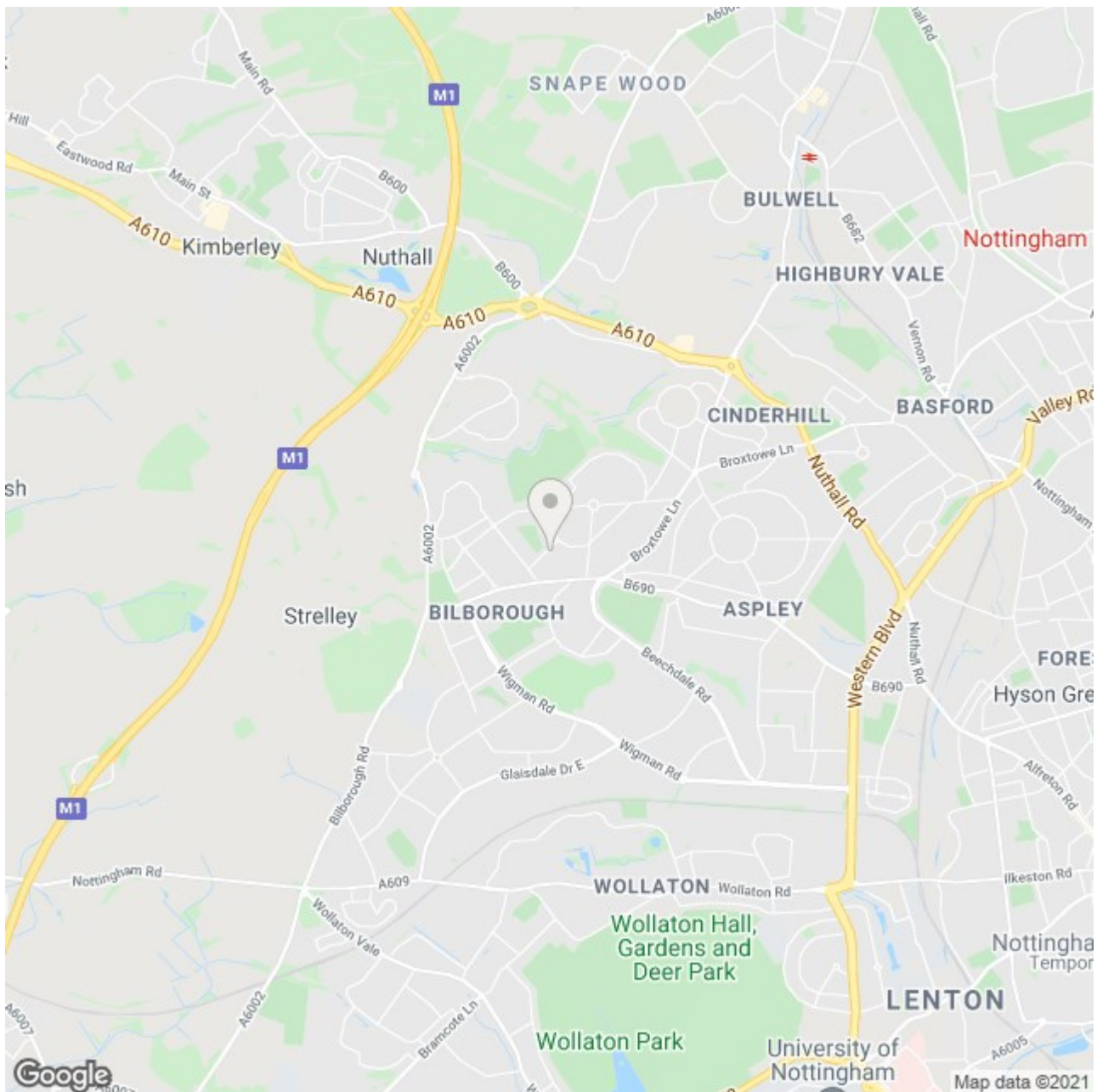
Approximate net internal area: 730.49 ft<sup>2</sup> / 67.86 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



Powered by Giraffe360





## 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	46
(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	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	