



1 Buxton Close, Nottingham - NG5 9RN

Guide Price £255,000

DavidJames
the estate agent



1 Buxton Close

Nottingham, Nottingham

Modern three-storey townhouse ideal for first-time buyers & growing families. Featuring lounge with Juliet balcony, dining kitchen, three bedrooms & west facing garden, driveway, garage & EV charger!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

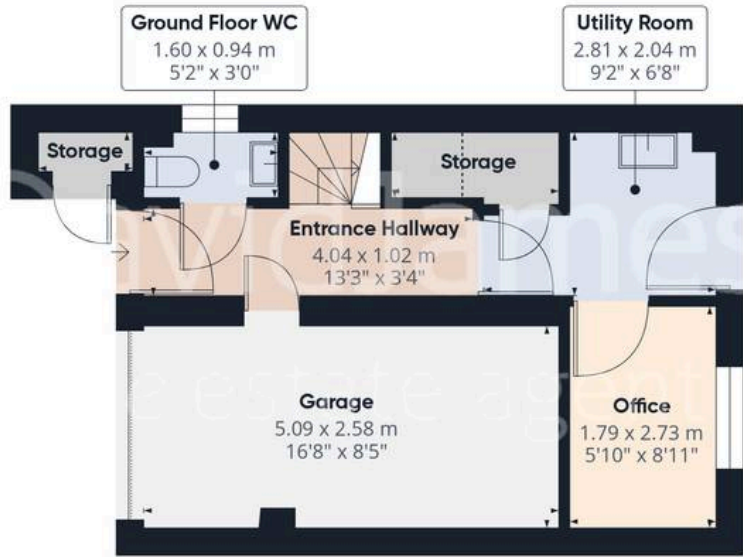
EPC Environmental Impact Rating: C

- 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

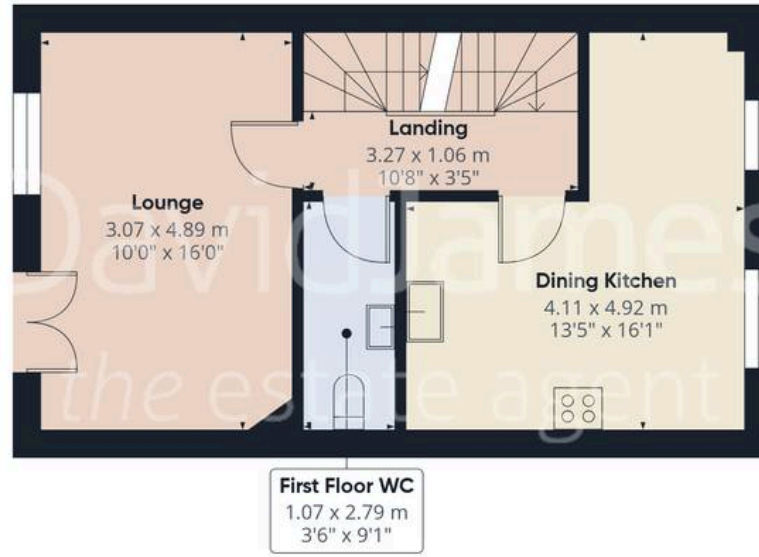








Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

106.4 m²

1147 ft²

Reduced headroom

0.6 m²

7 ft²

(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

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.