



5 Cheyny Close

| NG2 2NR | Guide Price £265,000

ROYSTON
& LUND

- Three Bedroom Mid Terrace Townhouse
- Modernised And Refurbished From Top To Bottom To A High Standard
- Downstairs WC And Under Stair Storage
- Close By To Numerous Amenities
- EPC Rating - C
- Immaculately Presented Throughout With High Quality Fixtures And Fittings
- Integrated Kitchen Appliances
- Ideal Location For Commuters
- Excellent Transport Links
- Freehold - Council Tax Band - A





GUIDE PRICE £265,000

An Immaculately presented mid terrace three storey property located in the Meadows. With Ample off street parking, being a stone's throw away from the tram stop leading you into the City Centre and a ten minute walk from Nottingham train station as well as being in catchment area for well regarded schools. This property would be a great fit for first time buyers, a growing family or a high quality buy to let.

Interior accomodation comprises of a hallway upon entry that leads into the beautifully presented kitchen dining room, downstairs WC and stairs to the first floor with under stair storage. The kitchen dining room is a great size with integrated Smeg kitchen appliances such as an oven hob and extractor fan with built in fridge and freezer, with room to add further freestanding appliances. The kitchen has an adjoined dining area for family and friends and also a back door leading to the rear garden.

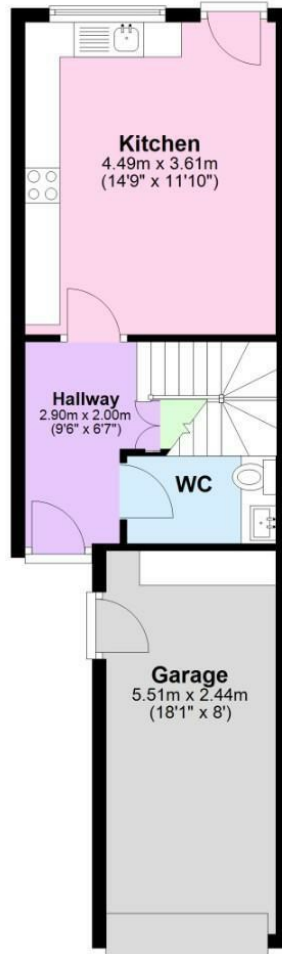
To the first floor there is the living room situated to the aspect with a large window flooding the room with natural light. Positioned to the rear aspect on the first floor is bedroom two which is a generous size double.

To the second floor there are two further bedrooms. The principle double which benefits from built in sliding wardrobes. The third bedroom is a spacious single which is currently being used as an office. All three bedrooms share a family three piece modern shower room located on the second floor.

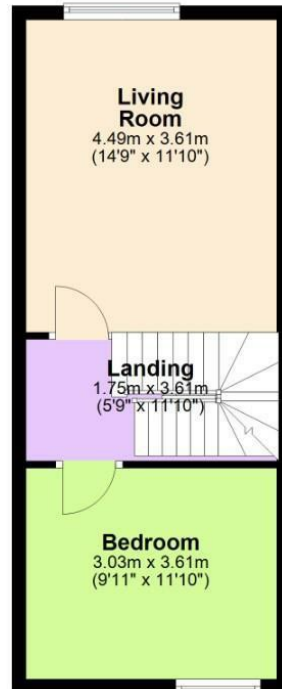
Facing the property there is ample off street parking via single driveway which leads to a single garage. To the rear of the property there is a low maintenance patioed courtyard/garden with ample space for summer seating and outdoor dining.



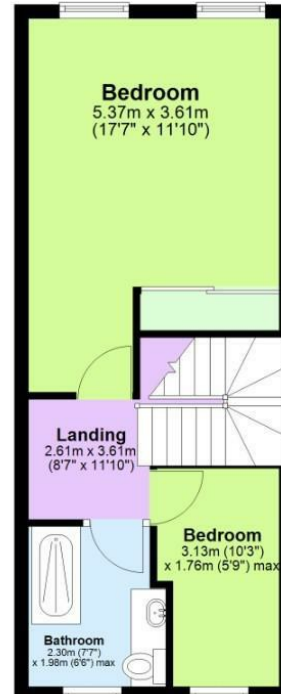
Ground Floor
Approx. 40.7 sq. metres (437.9 sq. feet)



First Floor
Approx. 34.2 sq. metres (367.6 sq. feet)



Second Floor
Approx. 34.6 sq. metres (372.5 sq. feet)



Total area: approx. 109.4 sq. metres (1178.0 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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