



LESLEY
GREAVES
estate & letting agents

£190,000

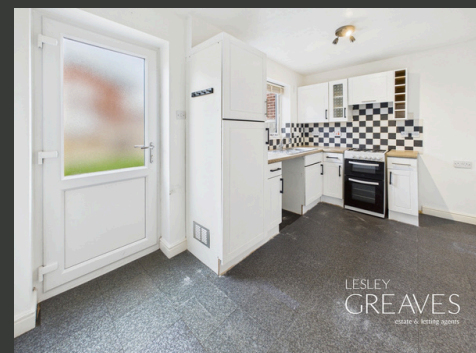
GUIDE PRICE

THE ELMS COLWICK

- MID TOWN HOUSE
- TWO BEDROOMS
- LIVING ROOM
- KITCHEN DINER
- CUL DE SAC POSITION
- PRIVATE PARKING
- EPC C



LESLEY
GREAVES
estate & letting agents



LESLEY
GREAVES
estate & letting agents



LESLEY
GREAVES
estate & letting agents



LESLEY
GREAVES
estate & letting agents



LESLEY
GREAVES
estate & letting agents

Two-Bedroom Mid-Townhouse in a Quiet Cul-de-Sac

THIS MODERN TWO-BEDROOM MID-TOWNHOUSE IS NESTLED IN A QUIET CUL-DE-SAC, WHILE ALSO REMAINING CLOSE TO A WEALTH OF AMENITIES. THE PROPERTY BENEFITS FROM TWO DESIGNATED PARKING SPACES AND A MANAGEABLE PRIVATE REAR GARDEN. CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF NETHERFIELD TOWN CENTRE, IT PROVIDES EASY ACCESS TO A VARIETY OF SHOPS AND EXCELLENT TRANSPORT LINKS, INCLUDING ITS OWN TRAIN STATION IDEAL FOR COMMUTERS.

UPON ENTRY A DOOR OPENS INTO THE SPACIOUS LOUNGE, WHICH IS BATHED IN NATURAL LIGHT FROM A BAY WINDOW AT THE FRONT. AN OPEN STAIRCASE LEADS TO THE FIRST FLOOR, WHILE A CHARMING FEATURE BRICK CHIMNEY WITH A QUARRY-TILED HEARTH ADDS CHARACTER TO THE SPACE.

THE DINING KITCHEN IS WELL-EQUIPPED WITH A RANGE OF FITTED WALL AND BASE UNITS, COMPLEMENTED BY WORK SURFACES. A FREESTANDING GAS COOKER, PLUMBING FOR A WASHING MACHINE AND SPACE FOR A FRIDGE-FREEZER ENHANCE FUNCTIONALITY, WHILE A PANTRY CUPBOARD AND A LARDER HOUSING THE BOILER PROVIDE ADDITIONAL STORAGE. A DOUBLE-GLAZED WINDOW OVERLOOKS THE REAR GARDEN AND A DOOR OFFERS DIRECT ACCESS OUTSIDE.

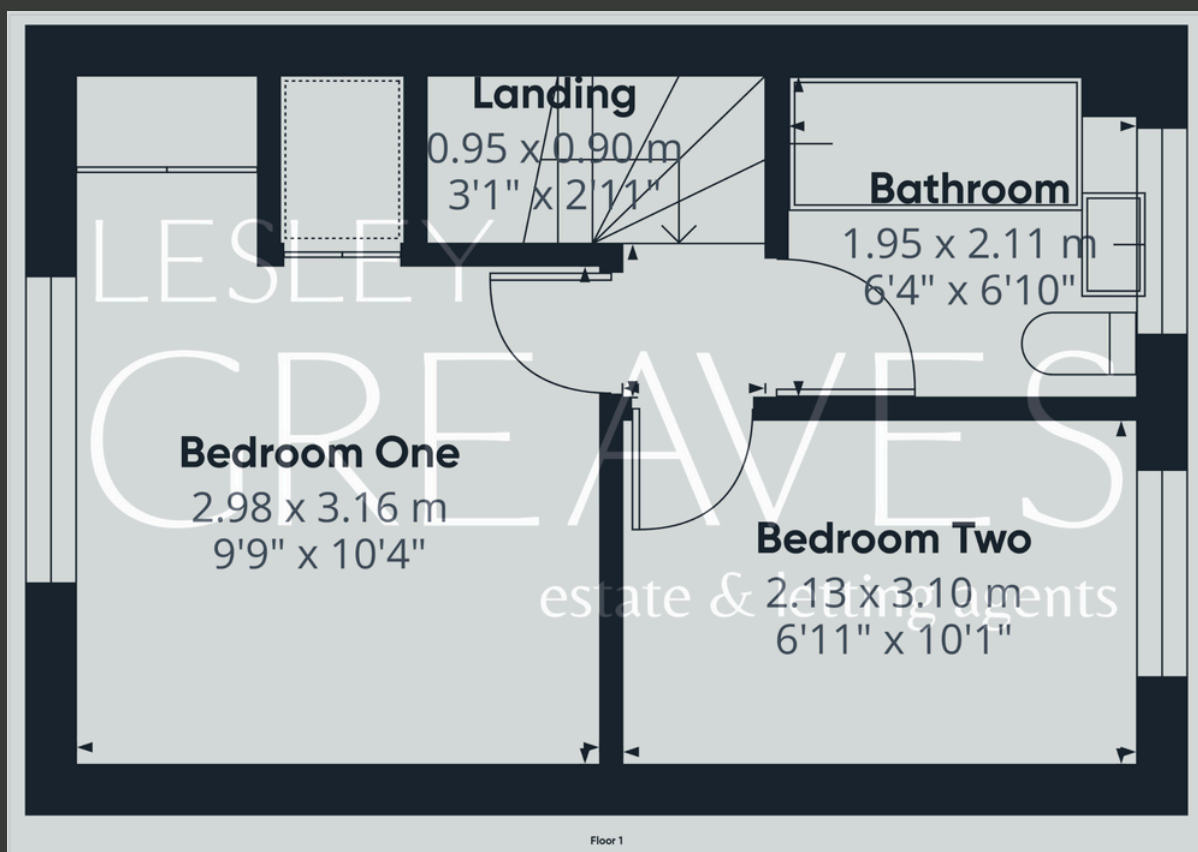
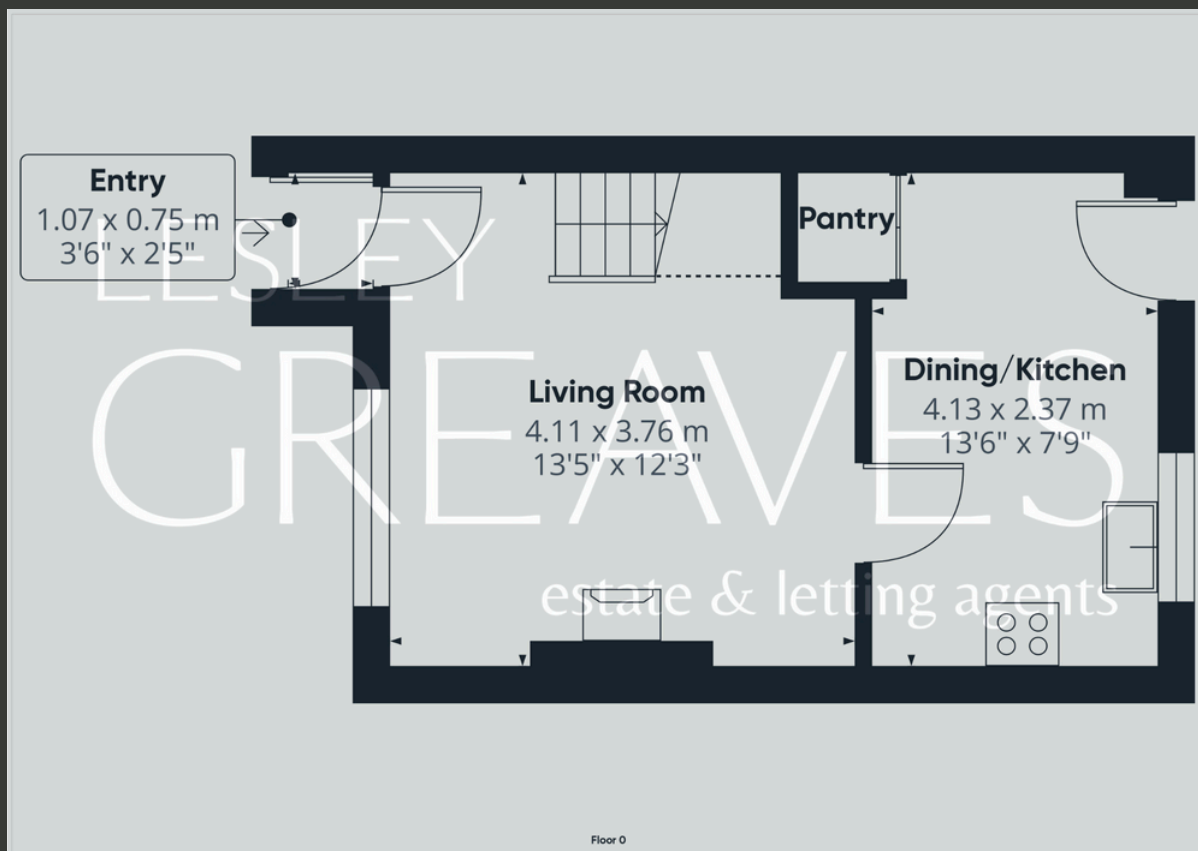
UPSTAIRS, TWO WELL-PROPORTIONED BEDROOMS PROVIDE COMFORTABLE LIVING SPACE. THE FIRST BEDROOM BENEFITS FROM A DOUBLE-GLAZED WINDOW TO THE FRONT, AN AIRING CUPBOARD HOUSING THE HOT WATER CYLINDER AND A SEPARATE BUILT-IN DOUBLE WARDROBE. THE SECOND BEDROOM ENJOYS VIEWS OF THE REAR GARDEN. THE FAMILY BATHROOM IS FITTED WITH A WHITE SUITE COMPRISING A LOW-FLUSH WC, A PEDESTAL WASH HAND BASIN AND A PANELLED BATH WITH A MAINS-FED SHOWER.

EXTERNALLY, THE PROPERTY FEATURES AN OPEN LAWNED GARDEN AT THE FRONT, WHILE THE PRIVATE REAR GARDEN BOASTS A DECKED SEATING AREA, A LAWN AND GATED PEDESTRIAN ACCESS OFFERING A DELIGHTFUL OUTDOOR RETREAT.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 52 SQ METERS



	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 987 7337

sales@lesleygreaves.co.uk