



53 Candle Meadow

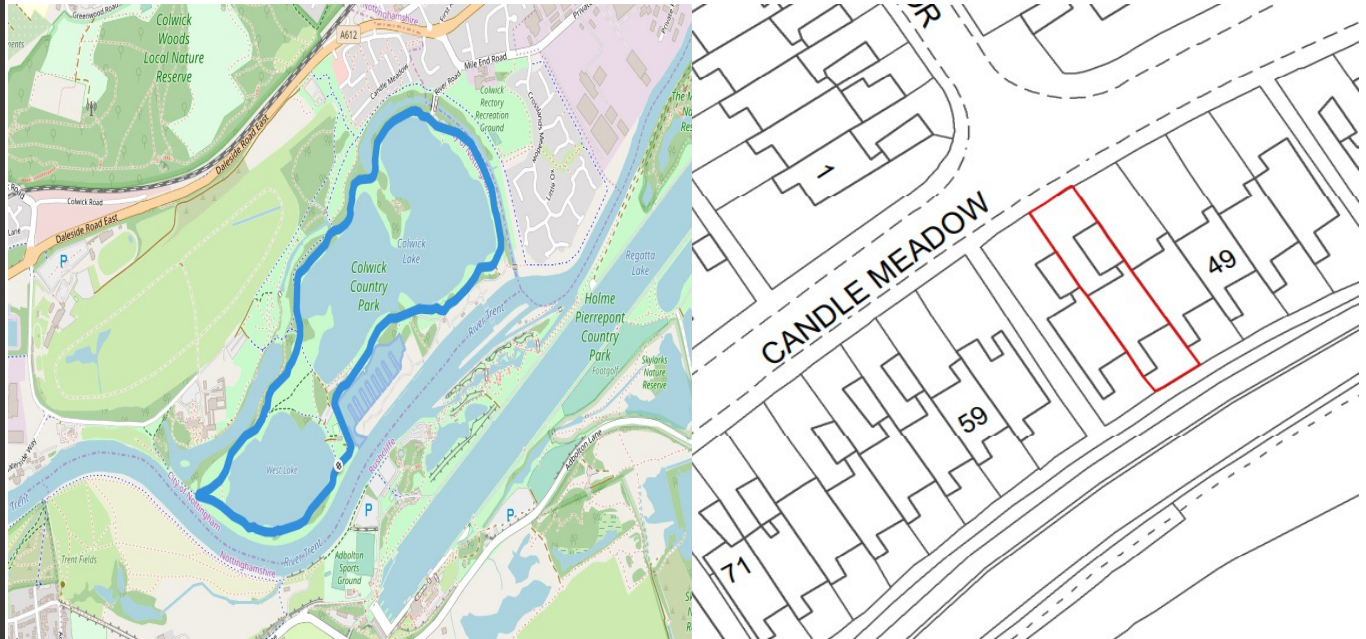
Guide Price £130,000

For Sale

53 Candle Meadow, Colwick Park, Nottingham, NG2 4DW

PROPERTY FEATURES

- A mid terrace with off street parking, front and rear gardens
- 3 BED 1 BATHROOM
- Renovation opportunity with no upward Chain
- Selling freehold interest
- Quiet location with easy access onto Colwick Park via public footpath
- Good transport links into Nottingham



Summary

A three bed mid terrace house perfect for those who want to make it their own with added bonus of no chain attached.

The property is nestled in a quite location east of the city centre on the door step of Colwick Park with idyllic views straight out of the rear windows, perfect for those who love the outdoors. It is close to local amenities, schools, Nottingham Racecourse and good travel links into the city.

The property boasts huge potential with the ground floor offering two spacious reception rooms and a fitted kitchen. On the second floor you can find two large double bedrooms and a third single room which would also be perfect for an office / nursery or dressing room. A three piece shower room completes the upper floor.

Outside of the property is a private gated driveway that fits up to two vehicles and lawned area. To the rear you will find a block paved court yard with a gate leading straight onto the public footpath onto Colwick park.



Property Description

Access is gained via the front of the property through the gates and up the driveway to the front door. Once inside the porch you can step into a kitchen / dining room and from there a separate living room and corridor taking you to the rear of the property. Stairs from the kitchen / dinner lead to the first floor. The property consists of the following accommodation (* Approximate Floor Areas):

Room	Area m ²	Area sq ft
Kitchen / Dining	18.4*	198*
Lounge	16.67*	179*
Bedroom One	12.52*	135*
Bedroom Two	6.46*	70*
Bedroom Three	4.07*	44*
Bathroom	3.17*	42*

Outside Areas

Block paved garden to the rear with gate with direct access on to a public footpath. The front of the property is gated with vehicle parking and a lawned area.

Location

Located to the East of Nottingham city centre the property is positioned close to Colwick Park, Sainsburys Superstore with Argos and Specsavers, Starbucks and Nottingham Racecourse. You can find easy access to public transport links into the city and vehicle access to the wider city via the ring road and A1.

Tenure

Freehold



Method of Sale

The site is to be sold by Private Treaty.

Offers should be emailed to:

sarah.salome@nottinghamcity.gov.uk

The email must be titled:

OFFER: 53 CANDLE MEADOW

and must include the following information:

- Name and address of the purchaser plus full contact details
- Amount offered
- How the offer is to be financed
- Details of any chain / time scales for potential completion

Note - The Council is not bound to accept the highest or any offer.

Costs

Purchaser is to pay their own costs associated to the purchase of this property.

Price

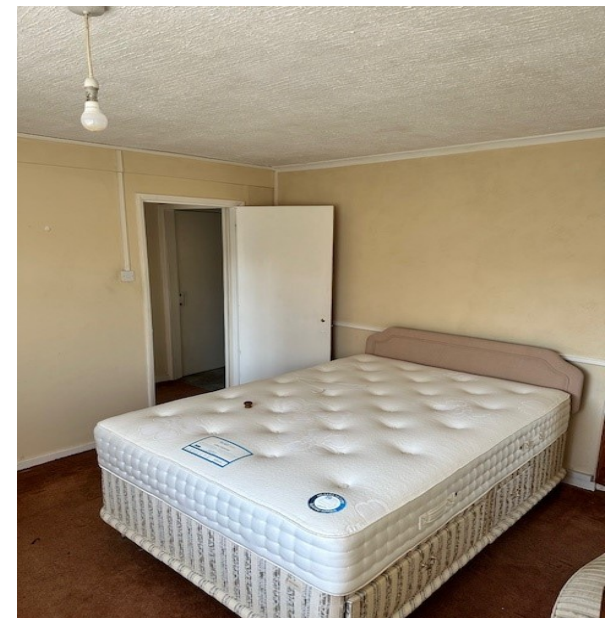
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Viewing

Strictly by prior appointment with Nottingham City Council. Viewings can be arranged by emailing/phone:

[sarah.salome@nottinghamcity.gov.uk/](mailto:sarah.salome@nottinghamcity.gov.uk)

07947898568



PROPERTY PLUS DISCLAIMER

The Council for themselves give notice that:

(i) This brochure is set out as a general outline only for the guidance of the purchaser/leaseholder, and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.

(iii) No person in the employment of the Council has any authority to make or give any representation, warranty whatsoever in relation to this property

