



 3

 2

 1

 E

DavidJames
the estate agent

Balmoral Grove, Colwick, Nottingham, NG4 2GB

Guide Price £190,000

About This Property

GUIDE PRICE £190,000 - £200,000 This beautifully-presented mid-terrace house offers a perfect opportunity for first-time buyers looking to step onto the property ladder. Set back from the road along a pedestrian footpath, this charming home is within easy reach of the picturesque Colwick Country Park, the vibrant Victoria Retail Park and a short commute from Nottingham City Centre with frequent bus services just a short walk away.

Upon entering, you are greeted by a good-sized lounge that is bathed in natural light through the feature bay window at the front. The room's focal point is the fantastic open fire, creating a warm and inviting atmosphere. Adjacent to the lounge is a separate versatile dining room featuring a range stove set within a characterful brick chimney breast.

The superb modern kitchen is well-equipped with a generous range of units as well as an integrated electric oven, hob and extractor. There is ample space for a freestanding fridge/freezer, washing machine and tumble dryer with provision also available for a slimline dishwasher, if required.

The property boasts three double bedrooms, with two located on the first floor and one on the top floor, accessed via a staircase from the landing - each providing a comfortable retreat. The beautiful modern bathroom then features a four-piece suite, including a separate large shower cubicle and a towel radiator.

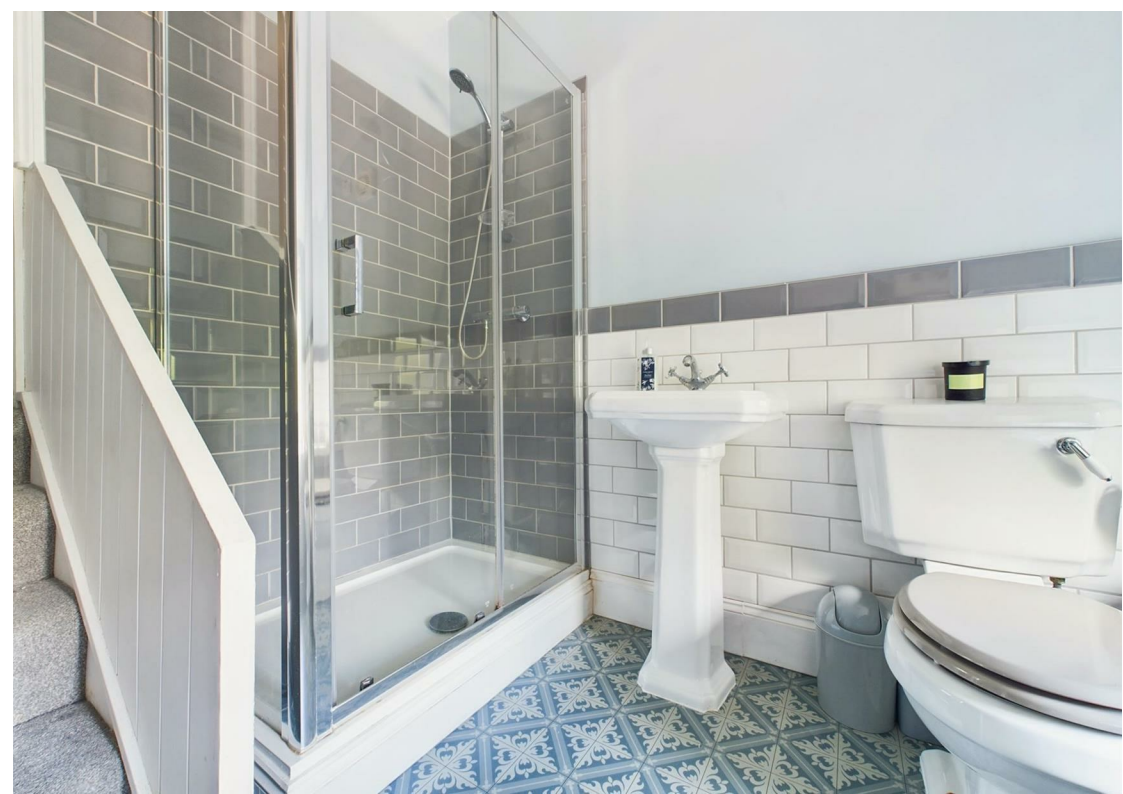
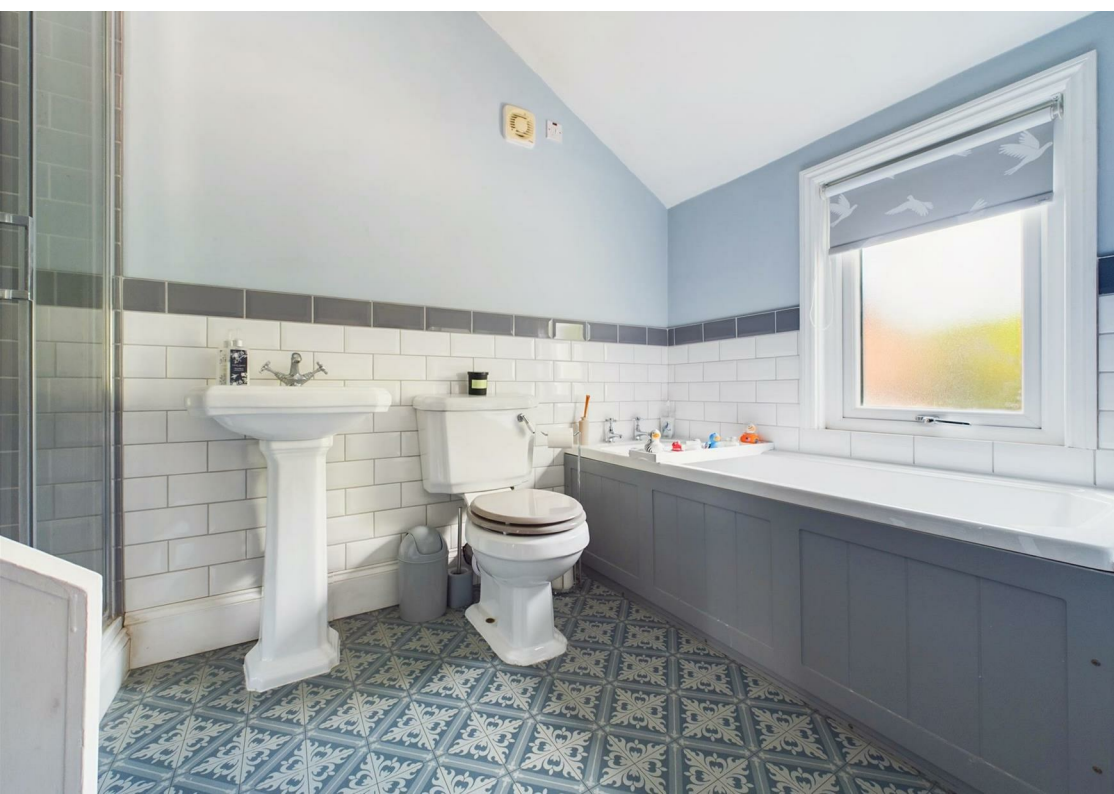
Outside, the low-maintenance garden offers a peaceful outdoor space with a pedestrian access gate opening up to on-street parking bays to the rear. Additionally, with granting of any required permissions, the rear boundary could be adapted by the new owners to incorporate off-street parking into the garden.

This delightful home combines modern comforts with charming features, making it an ideal choice for those seeking a move-in-ready property in a convenient and desirable location. Don't miss the chance to make this house your new home!



- Mid-terrace house
- Beautifully-presented throughout
- Ideal for a first-time buyer looking to step on the property ladder
- A short commute from Nottingham City Centre
- Bright and spacious lounge with a feature open fire
- Separate versatile dining room
- Modern kitchen with integrated cooking appliances
- Three double bedrooms
- Modern bathroom with a four-piece suite including a separate shower cubicle
- Low-maintenance rear garden







Floor 0



Floor 1



Floor 2

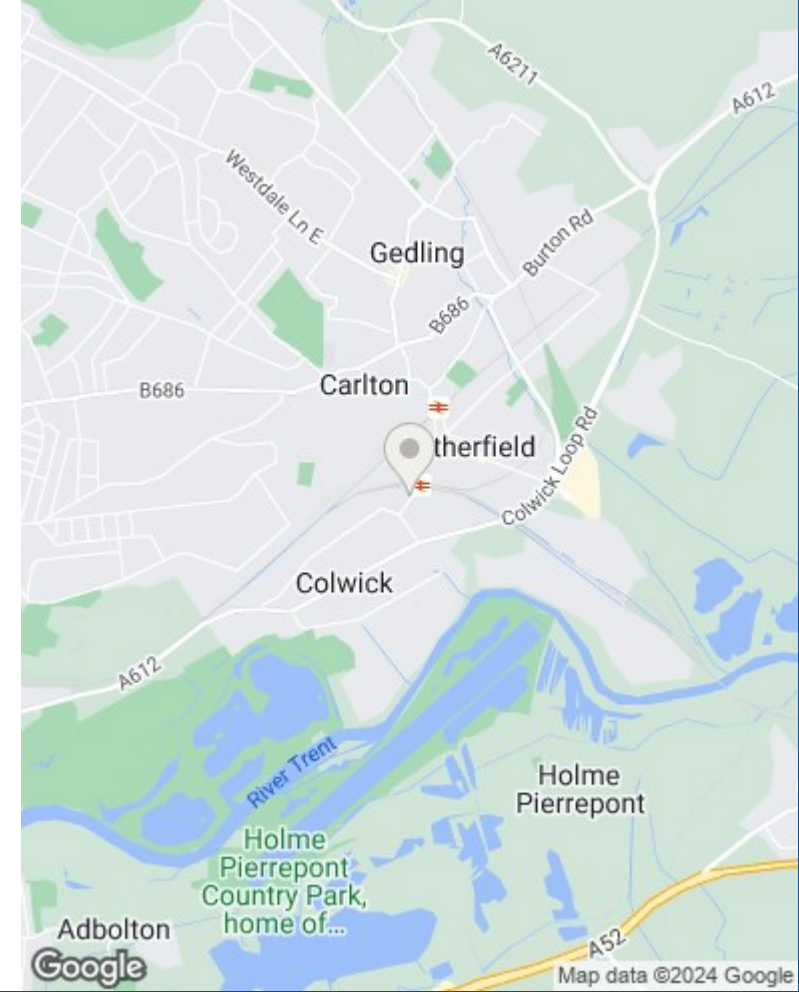


Approximate total area⁽¹⁾
87.89 m²
946.03 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. 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. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: A
Gedling Borough Council
Freehold

DavidJames
the estate agent

David James Estate Agents
317 Carlton Hill, Nottingham, NG4 1GL
t: 0115 987 8957 e: carlton@david-james.com

