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**DavidJames**  
the estate agent

**Balmoral Grove, Colwick, Nottingham, NG4 2GB**

**Guide Price £200,000**

# About This Property

This charming and well-maintained three-bedroom mid-terrace home with period detail is situated in a cul-de-sac location within a peaceful residential area, offering both modern updates and period features throughout. The accommodation is set over three floors and an ideal opportunity for first time buyers, investors or working professionals with its close proximity to a range of amenities and public transport.

There are two inviting reception rooms including a cozy lounge featuring soft, deep pile carpeting and a feature fireplace creating a warm and inviting atmosphere. Adjacent to the lounge is a stylish dining room with a blend of classic and contemporary elements including a feature fireplace and period tiling that connects with a farmhouse style kitchen including natural wooden cabinetry, terracotta style floor tiles and Belfast sink.

The main bedroom, located on the first floor, is a large double room with plush carpeting, complemented by high-gloss, full-height wardrobes providing ample storage space. A beautiful chest of drawers and a long mirror, which will be staying, complete the room. The remaining bedroom also feature soft carpet making each room both cozy and practical.

The bathroom features a luxurious roll-top bath with mixer tap shower and a vanity unit with sink and toilet, both installed in 2023; partial tiled splash-backs complete the modern yet classic look.

The versatile second-floor space has been used as a bedroom but can also function as an office, craft room or additional living space offering flexibility to suit your needs.

The rear of the property offers a low-maintenance garden with a paved area, perfect for outdoor dining and entertaining, while an outhouse provides additional storage.

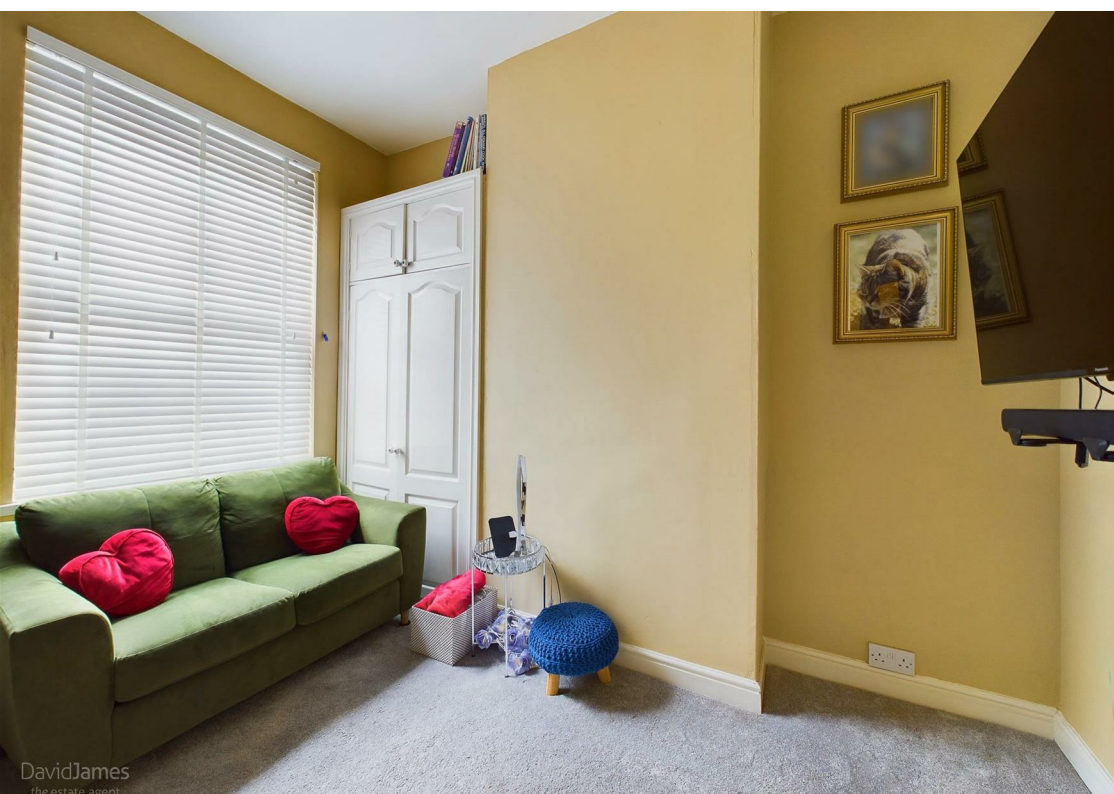
This home benefits from UPVC dummy sash windows to the rear, a new roof and guttering installed in 2022 as well as repointed chimneys, on-street parking and all window blinds are staying as part of the Sale.

Viewing is highly recommended!



- Charming mid-terrace home with period features and modern updates including sash style windows
- Situated in a cul-de-sac location and a peaceful residential area
- Ideal for first-time buyers, investors or professionals.
- Spacious accommodation across three floors, offering flexible living options
- Two well appointed reception rooms, ideal for relaxing or entertaining
- Three generous double bedrooms including the main bedroom benefiting from full-height, high-gloss wardrobes
- Luxurious bathroom featuring a roll-top bath with mixer tap shower, vanity unit, and newly installed fixtures in 2023
- UPVC dummy sash windows at the rear, new roof, guttering, and repointed chimneys completed in 2022
- On-street parking available in a well-connected area with excellent transport links and local amenities
- Low maintenance, well maintained gardens to front and rear with additional storage in the outhouse





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Floor 0



Floor 1



Floor 2

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Approximate total area\*

89.38 m<sup>2</sup>  
962.08 ft<sup>2</sup>

Reduced headroom

1 m<sup>2</sup>  
10.76 ft<sup>2</sup>

(1) Excluding balconies and terraces

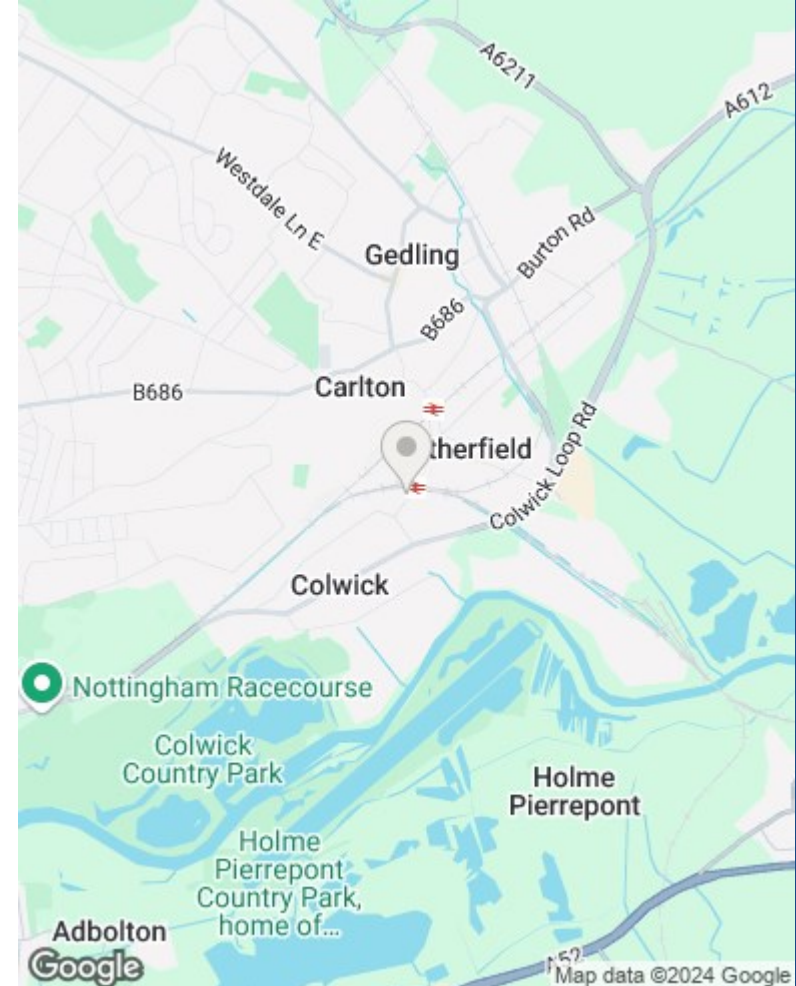
Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Council Tax Band: A**  
**Gedling Borough Council**  
**Freehold**

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