



## 3 Stratford Close, Colwick – NG4 2DL

Guide Price £190,000

DavidJames  
the estate agent





### 3 Stratford Close

Colwick, Nottingham

Modern 2-bed mid-terraced house with no chain, newly redecorated with new flooring, lounge with newly fitted bay window, kitchen with appliances, conservatory, bedroom one with built-in wardrobes, low maintenance garden, allocated parking  
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Modern mid townhouse sold with no upward chain
- Newly redecorated with new flooring throughout
- Two bedrooms, bedroom one with built-in wardrobes
- Lounge with bay window
- Dining kitchen with integrated oven, hob and extractor
- UPVC double glazed conservatory with French doors to the rear garden
- First floor bathroom/Wc with white suite and electric shower
- Electric panel and storage heaters, UPVC double glazing with newly fitted bay window to the lounge and front entrance door
- Enclosed low maintenance rear garden, allocated parking space
- Perfect first time purchase or buy-to-let investment



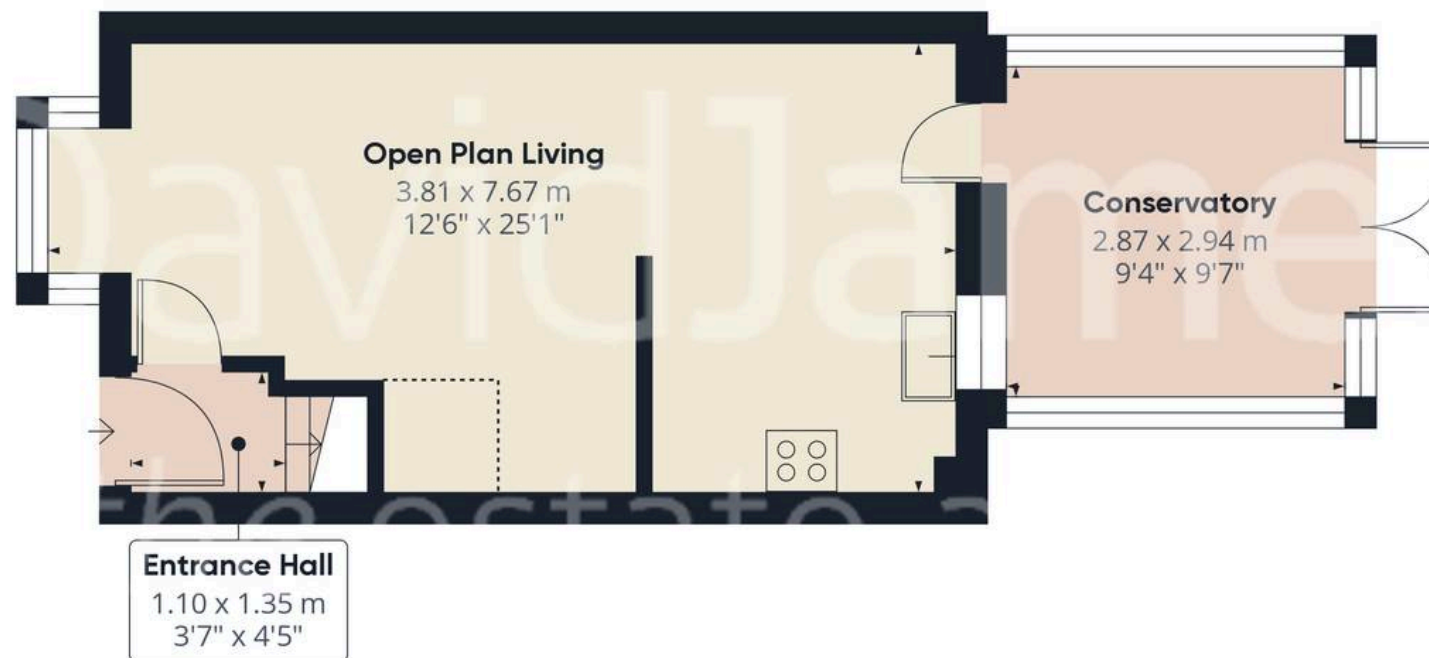












Floor 0

Approximate total area<sup>(1)</sup>

59.9 m<sup>2</sup>

644.75 ft<sup>2</sup>

Reduced headroom

0.87 m<sup>2</sup>

9.38 ft<sup>2</sup>



Floor 1

(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.

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## David James Estate Agents

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