

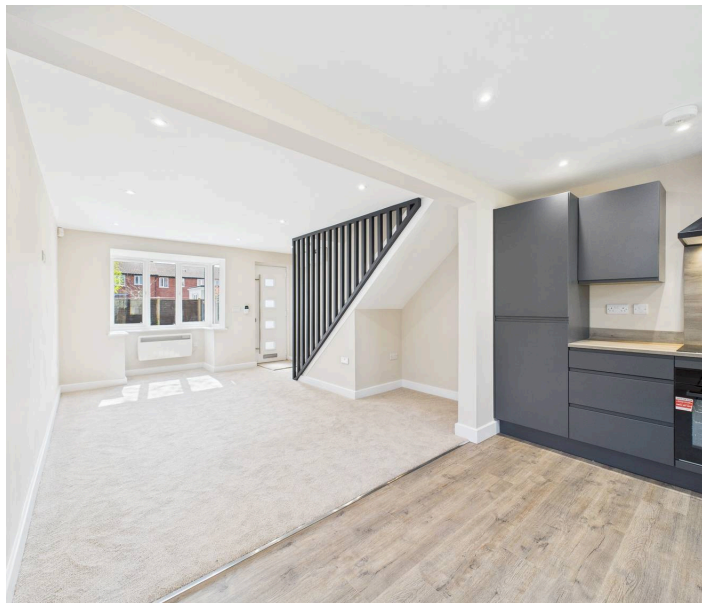


**33 Stratford Close, Colwick – NG4 2DL**

Guide Price **£260,000**

**DavidJames**  
the estate agent





## 33 Stratford Close

Colwick, Nottingham

Recently refurbished 2 bed home just a short commute from Nottingham City Centre! Featuring high-standard finishes, the property offers a contemporary layout and is available with no upward chain!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F

- Recently renovated home with no upward chain
- Viewing highly recommended to fully appreciate the quality of finish
- Stunning open plan ground floor layout incorporating a lounge, kitchen and dining space
- Newly fitted matte grey kitchen featuring a range of integrated appliances
- Dining area with a feature roof lantern and bifold doors
- Two well-presented bedrooms (including a generous double bedroom with full height fitted wardrobes)
- Beautiful contemporary bathroom with feature tiling and a twin-head rainfall shower
- Generous landscaped rear garden with artificial lawn and two feature patio seating areas
- Parking available for residents to the rear
- Close to Victoria Retail Park, Nottingham City Centre and the stunning nearby Colwick Country Park













Floor 0



Floor 1

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

66.53 m<sup>2</sup>

716.12 ft<sup>2</sup>

**Reduced headroom**

0.35 m<sup>2</sup>

3.74 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





## David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • [carlton@david-james.com](mailto:carlton@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.