

HoldenCopley

PREPARE TO BE MOVED

First Avenue, Colwick, Nottinghamshire NG4 2DX

Guide Price £220,000 - £250,000

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GUIDE PRICE £220,000 TO £240,000

NO UPWARD CHAIN...

This three-bedroom end-terrace home is well presented throughout and would make the perfect purchase for a variety of buyers – whether you're a first-time buyer looking to step onto the property ladder, an investor seeking a great addition to your portfolio, or anyone looking for a property ready to move straight into. Situated in a desirable location, the property benefits from being within close proximity to a range of local amenities, excellent transport links, well-regarded schools, and just a stone's throw from Colwick Country Park – perfect for weekend walks and outdoor activities. To the ground floor, this property offers an entrance hallway, a spacious reception room featuring a cast iron fireplace, and a modern fitted kitchen diner complete with a pantry and French doors that open out onto the rear garden – ideal for both everyday living and entertaining. Upstairs, the first floor hosts three well-proportioned bedrooms, two of which feature cast iron fireplaces, along with a four-piece family bathroom suite boasting a freestanding roll top bathtub. There is also access to a boarded loft, offering excellent storage potential. Outside, the property offers a block-paved driveway to the front, providing off-street parking, while to the rear you'll find a generously sized, private garden with a decked seating area, a lawn, and two useful storage sheds. Not only does this home enjoy fantastic outdoor space, but it also offers excellent potential for a rear extension – with ample room remaining to retain a substantial garden – making it ideal for growing families or those looking to add future value.

MUST BE VIEWED





- End-Terrace House
- Three Bedrooms
- Spacious Reception Room
With Feature Fireplace
- Modern Fitted Kitchen-Diner
With A Pantry
- Four Piece Bathroom Suite
- Off-Road Parking
- Expansive Private Rear Garden
- Desirable Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring and stairs, a radiator, coving and a single UPVC door providing access into the accommodation.

Living Room

13'10" x 15'7" (4.22m x 4.75m)
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a cast iron fireplace with a decorative surround and coving.

Kitchen

18'11" x 9'1" (5.77m x 2.77m)
The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, a freestanding dual oven Range cooker with an extractor hood, a washing machine, a wine cooler, a stainless steel sink, laminate flooring, two vertical radiators, access into the pantry, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

16'8" x 2'11" (5.10m x 0.91m)
The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a built-in cupboard, coving, access into the boarded loft and provides access to the first floor accommodation.

Master Bedroom

10'7" x 9'9" (3.23m x 2.97m)
The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in wardrobe, a cast iron fireplace and coving.

Bedroom Two

9'1" x 11'8" (2.77m x 3.56m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a cast iron fireplace and coving.

Bedroom Three

10'7" x 7'8" (max) (3.23m x 2.34m (max))
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and coving.

Bathroom

9'1" x 7'0" (2.77m x 2.13m)
The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a free standing roll top bathtub, a corner fitted shower enclosure with a mains-fed over the head rainfall shower and tiled walls, lino flooring, a radiator, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a block paved driveway and a single wooden gate providing rear access.

Rear

To the rear is a large private garden with a wooden decked seating area, a lawn, two sheds and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply

Heating – Gas - Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
Phone Signal – All 4G & 5G, some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Low risk of flooding
Non-Standard Construction - No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

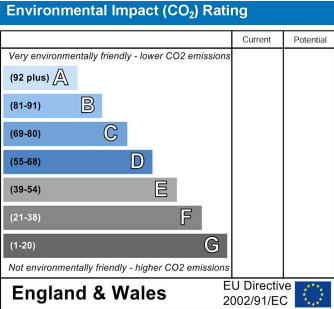
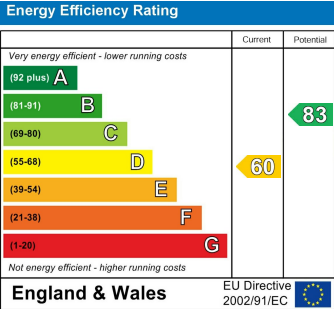
Council Tax Band Rating - Gedling Borough Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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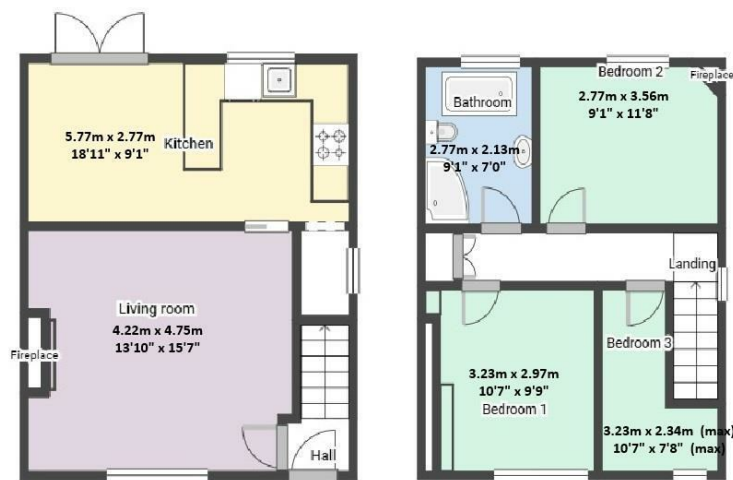
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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