

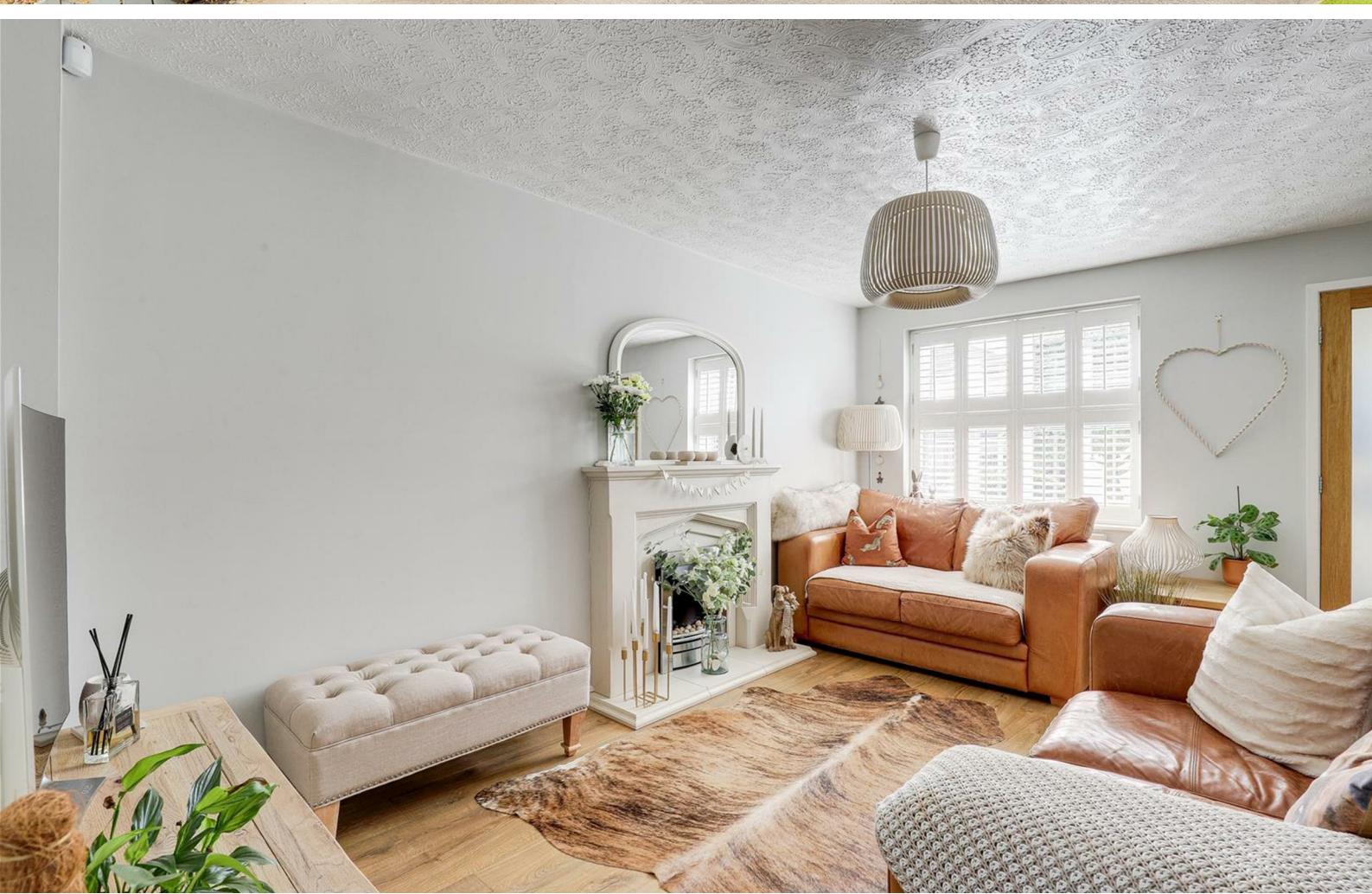
HoldenCopley

PREPARE TO BE MOVED

Cottage Meadow, Colwick, Nottinghamshire NG4 2DG

Guide Price £240,000

Cottage Meadow, Colwick, Nottinghamshire NG4 2DG



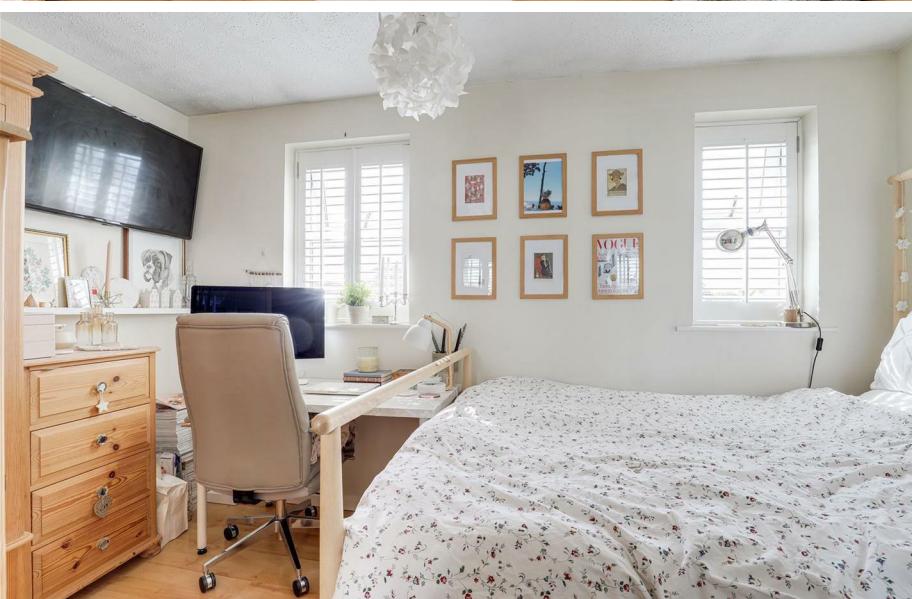
GUIDE PRICE £240,000 - £260,000

BEAUTIFULLY PRESENTED THROUGHOUT...

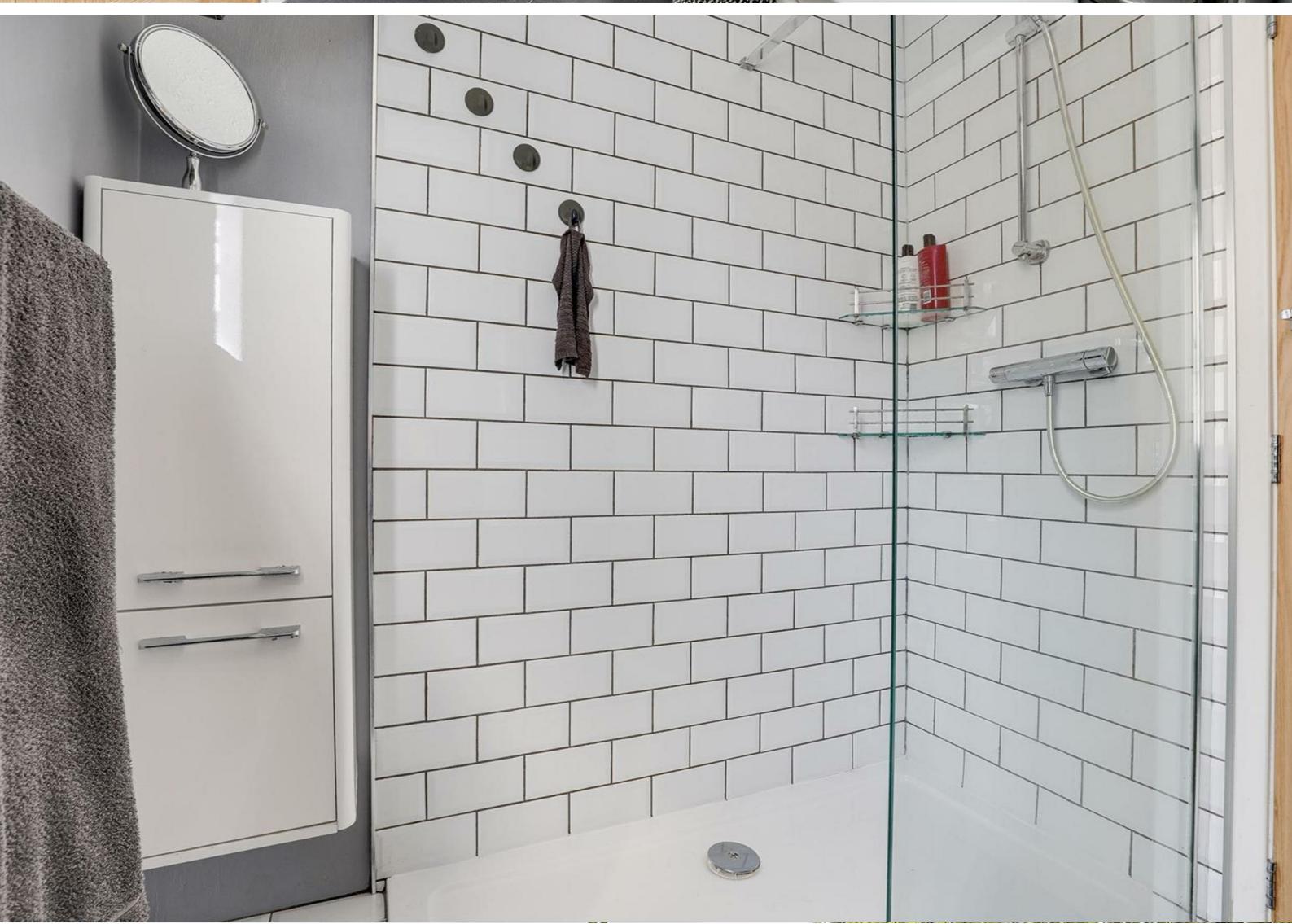
This two bedroom semi-detached house is a credit to the current owners as they have transformed the place to create a stunning home anyone would be proud of as it benefits from having new flooring, new windows with bespoke fitted shutters, new doors and much more. This property is exceptionally well-presented and decorated throughout making it ready for you to drop your bags and move straight in! Situated in a popular location within reach of various local amenities including Colwick Country Park, retail parks, local conveniences and easy access into the City Centre. To the ground floor is an entrance hall, a living room, a newly fitted kitchen and a cosy conservatory with double doors opening out onto the rear patio. The first floor offers two double bedrooms serviced by a modern shower room suite. Outside to the front is a driveway providing ample off-road parking and to the rear is a private, well-maintained garden.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Living Room With Feature Fireplace
- Modern Fitted Kitchen
- Conservatory
- Stylish Shower Room Suite
- New Flooring, Windows & Doors
- Well-Maintained Rear Garden
- Off-Road Parking
- Sought After Location





GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring, a UPVC double glazed obscure window to the front elevation and a composite door providing access into the accommodation

Living Room

12'5" x 14'11" (3.81m x 4.56m)

The living room has a UPVC double glazed window with bespoke fitted shutters to the front elevation, laminate flooring, a feature Portland stone fireplace with a decorative surround, a TV point, carpeted stairs and a radiator

Kitchen

12'5" x 8'0" (3.80m x 2.44)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a resin sink with a swan neck mixer tap and drainer, space for a cooker, an extractor fan and tiled splashback, space and plumbing for a washing machine, space for a tumble dryer and fridge freezer, a radiator, wood-effect flooring, a wall-mounted Worcester boiler and a UPVC double glazed window to the rear elevation

Conservatory

9'10" x 10'7" (3.01m x 3.24m)

This room has wood-effect flooring, a modern radiator, a TV point, UPVC double glazed windows to the side and rear elevation and double patio doors opening out to the rear garden

FIRST FLOOR

Landing

The landing has carpeted flooring, access to the loft and provides access to the first floor accommodation

Bedroom One

8'1" x 12'5" (2.47m x 3.81m)

The first bedroom has two UPVC double glazed windows with bespoke fitted shutters to the rear elevation, laminate flooring, a dado rail and a radiator

Bedroom Two

The second bedroom has two UPVC double glazed windows with bespoke fitted shutters to the front elevation, laminate flooring, a radiator and an in-built cupboard

Bathroom

5'10" x 7'3" (1.80m x 2.22m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double shower enclosure with mains-fed shower, partially tiled walls, a chrome heated towel rail, an electrical shaving point, tiled flooring, a chrome extractor fan and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a lawn with a range of decorative trees and shrubs, courtesy lighting, a driveway and gated access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a patio area, courtesy lighting, a lawn, a range of plants and shrubs, a shed and fence paneling

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – 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 and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive

covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley 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 companies. Details are available upon request.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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.
© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.