



© DMW Property Services



© DMW Property Services



© DMW Property Services



© DMW Property Services

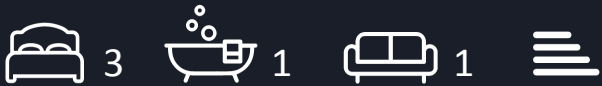
## 1 Crabtree Field, Colwick Park, Nottingham, NG2 4DY

**Price Guide £150,000**

- Spacious Three Bedroom End Terrace
- Three Good Size Bedrooms
- Landscaped Rear Garden
- No Upward Chain
- Large Lounge and Dining Room
- First Floor Wet Room
- Gated Block Paved Driveway
- Guide Price £150,000 - £160,000

# 1 Crabtree Field, Nottingham NG2 4DY

Guide Price £150,000 - £160,000 - Spacious Three Bedroom End Terrace House. Well Presented Throughout. Large Lounge and Dining Room. Three Good Size Bedrooms. Wet Room. Landscaped Rear Garden. Gated Block Paved Driveway. No Upward Chain.



Council Tax Band: A



#### Dining Room

11'4 x 8'4

Laminate wood flooring. Electric night storage radiator. Opens into the Kitchen. Door to the Lounge. Built in cupboard. Window to the front elevation.

#### Kitchen

9'1 x 8'3

A range of base and wall units with integrated electric oven. Work surfaces with inset sink and electric hob. Plumbing for a washing machine and space for a fridge/freezer. Window to the front elevation.

#### Lounge

17'10 x 12'7

Laminate wood effect flooring. Electric night storage radiator. Window to the rear elevation. Built in cupboard. Door to the rear porch. Stairs to the first floor landing.

#### Rear Porch

6'11 x 7'5

Door to the rear garden.

#### First Floor Landing

Doors to all Bedrooms and the Wet Room. Airing cupboard housing the hot water tank. Electric night storage radiator.

#### Bedroom

12'6 x 9'7

Window to the rear elevation. Wall mounted electric radiator.

#### Bedroom

11'6 x 11'2

Window to the front elevation. Wall mounted electric radiator.

#### Bedroom

7'7 x 8'0

Window to rear elevation.

#### Wet Room

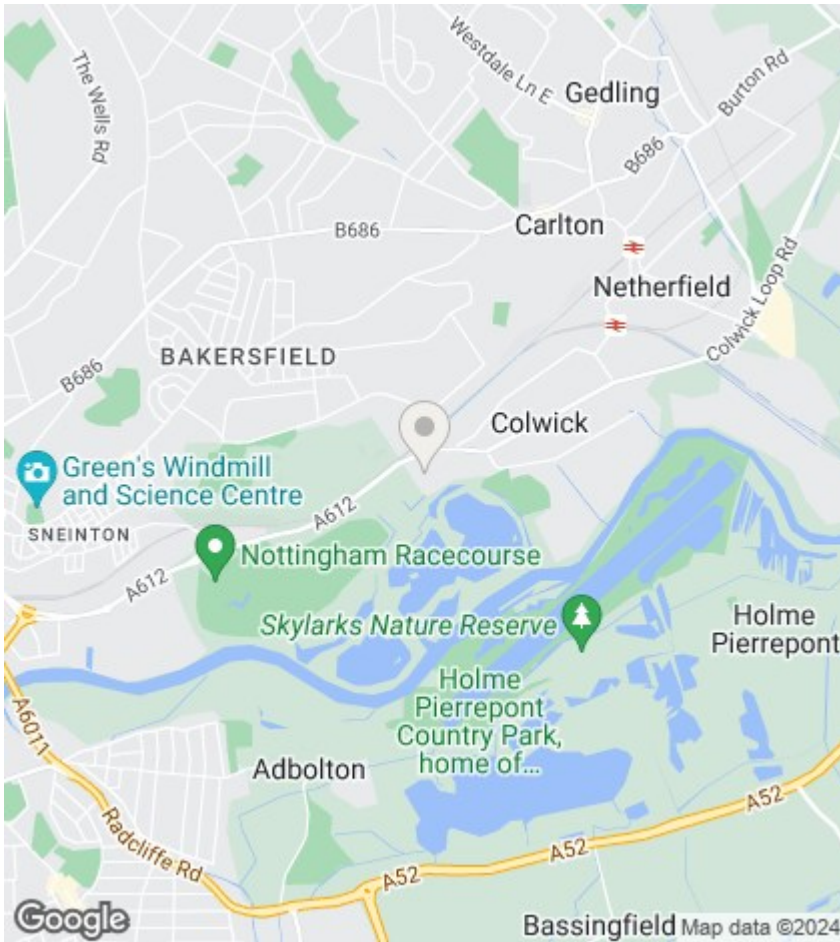
Wet room floor. Low level flush toilet. Sink unit. Window to the rear. Extractor. Downflow heater.

#### Exterior

Landscaped garden to the rear. Gated block paved driveway to the front.





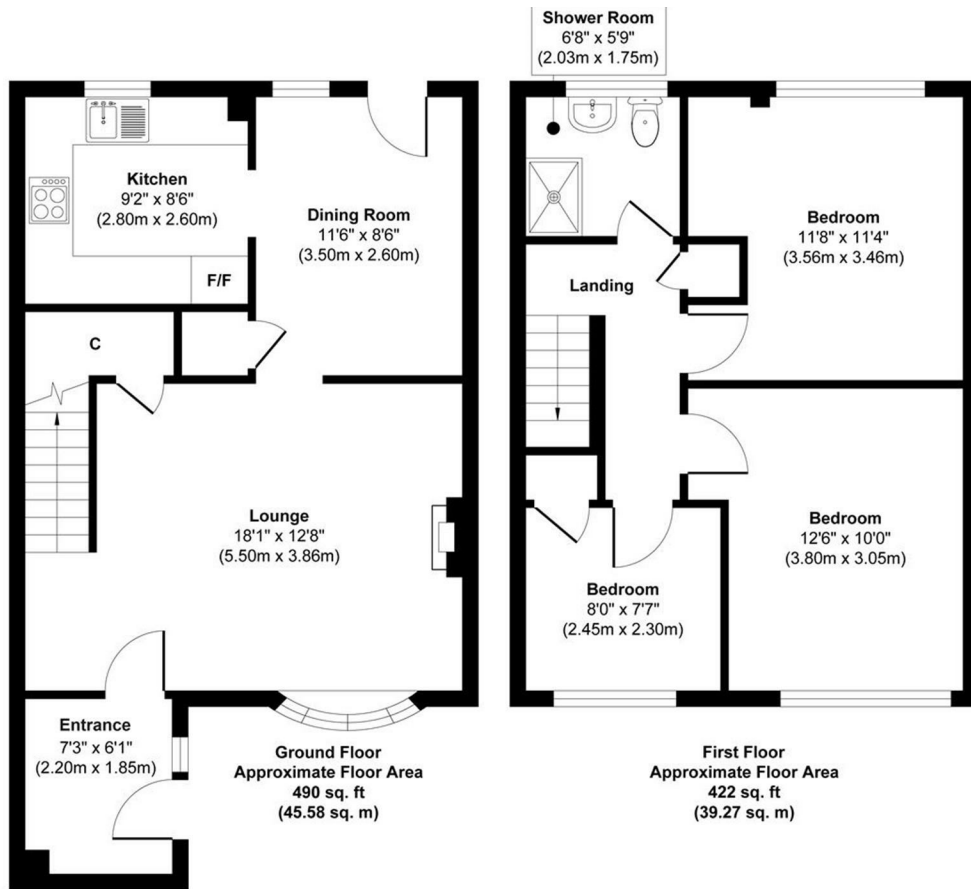


## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

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



Approx. Gross Internal Floor Area 912 sq. ft / 84.85 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.