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92 Candle Meadow, Colwick Park, Nottingham, NG2 4DX

Asking Price £184,950

- Spacious Three Bedroom Townhouse
- Good Size Accommodation Throughout
- Downstairs W.C
- Front and Rear Garden
- Externally Insulated and Rendered Walls
- Lounge, Dining Room and Modern Kitchen
- Garage and Driveway

92 Candle Meadow, Nottingham NG2 4DX

Spacious and Well Presented Three Bedroom Townhouse. The walls and roof have been externally insulated. Large Lounge. Dining Room. Kitchen. Downstairs W.C. Three Good Size Bedrooms and a first floor Bathroom with Sauna. Driveway and Garage, Gardens to the front and rear.



Council Tax Band: A



Entrance Hall
Tiled flooring. Doors to the W.C and Dining Room.

W.C
Low level toilet. Sink unit. Chrome towel radiator.
Window to the side.

Dining Room
8'4 x 11'4
Radiator. Doors to the Kitchen and Lounge. Built in cupboard. Window to the rear elevation.

Kitchen
9'2 x 8'3
Tiled flooring. A range of base and wall units with space for cooker and fridge/freezer. Rolled top work surfaces with inset sink unit. Window to the rear.
Plumbing for a washing machine.

Lounge
12'5 x 17'10
Window to the front elevation. Stairs to the first floor. Door to the front porch. Built in cupboard.

Rear Porch
7'4 x 6'2
Door to the front garden. The front of the house has pedestrian access only.

First Floor Landing
Doors to all of the Bedrooms and the Bathroom.
Airing cupboard housing the electric wet central heating unit.

Master Bedroom
11'10 x 12'8
Window to the front. Radiator.

Bedroom Two
11'6 x 9'6
Window to the rear. Radiator.

Bedroom Three
7'4 x 8'0
Window to the front. Radiator.

Bathroom
6'5 x 5'6
Window to the rear elevation. Vanity unit run housing a wash hand basin and toilet. Bath with electric shower over. Built in sauna.

Garage
With up and over door. Power and light.

Exterior
Gardens to the front and rear elevation. Driveway and access to the garage from the rear.







Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

