



## 24 Spring Moor, Colwick Park, NG2 4EA

Asking Price £120,000

- One Bedroom End Terrace House
- First Floor Bedroom and Ensuite
- Front and Rear Gardens
- Gated Rear Garden for Vehicle Access
- No Upward Chain
- Open Plan Lounge/Kitchen/Diner
- Electric Heating
- External Store Areas
- Garage En-Bloc



# 24 Spring Moor, Colwick Park NG2 4EA

Spacious One Bedroom End Terrace House. Accommodation comprises; Large Open Plan Lounge/Kitchen/Diner, Bedroom with Ensuite Bathroom. Externally there are store areas and an En-Bloc Garage. Gardens to the Front and Rear with the Rear having gated vehicular access. No Upward Chain.

1  1  1   E

Council Tax Band: A



#### Entrance Hall

7'4 x 11'2

Tiled flooring. Door to the rear elevation and to the Lounge/Kitchen/Diner.

#### Lounge/Kitchen/Diner

19'5 x 16'9 max

Laminate wood flooring. Tilt and turn door into the rear garden. Two understairs cupboards. One measuring 4'1 x 5'6. Stairs to the first floor landing. Electric night storage radiator.

#### Kitchen Area

Spotlights to the ceiling. A range of base and wall units. Breakfast Bar. Electric oven and extractor with extractor over. Window to the rear.

#### First Floor

Door to the Bedroom.

#### Bedroom

14'3 x 9'5

Laminate wood effect flooring. Windows to the front and rear elevations. Door to the Bathroom.

#### Bathroom

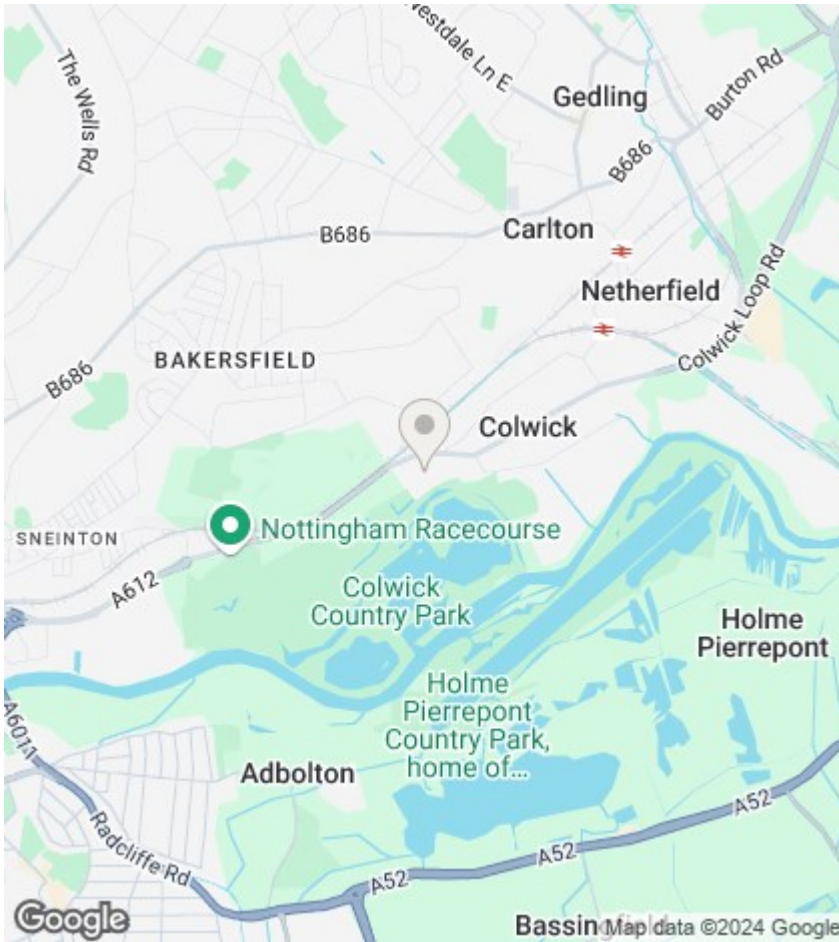
Panelled bath. Low level flush toilet. Sink. Cupboard housing the hot water tank. Window to the rear.

#### Garage

Situated En-Bloc.

#### Exterior

Garden to the front. Large garden to the rear with gated vehicle access.



## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			69
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	