



## 18 Ramblers Close, Colwick, Nottingham, NG4 2DN

**Price Guide £330,000**

- Stunning Three Bedroom Detached House
- Large Lounge and Open Plan Lounge/Kitchen/Diner
- Downstairs W.C
- Front and Rear Gardens
- \*Please note the pictures were taken prior to the property tenanted in 2019
- Extended to the Rear
- Driveway and Garage
- Modern Bathroom
- No Upward Chain
- Guide Price £330,000 - £350,000



# 18 Ramblers Close, Nottingham NG4 2DN

Guide Price £330,000 - £350,000 - Stunning Three Bedroom Extended Detached House situated on a pleasant cul de sac. Accommodation comprises; Lounge, Large Open Plan Lounge/Kitchen/Diner, Downstairs W.C, Two Double Bedrooms and a further Single Bedroom. Driveway, Garage and Spacious Front and Rear Gardens. No Upward Chain.

\*Please note the pictures were taken prior to the property tenanted in 2019



Council Tax Band:



#### Entrance Hall

Doors to the Lounge, Kitchen/Diner and W.C.

#### W.C

Vanity unit with inset sink. Low level flush toilet.

Window to the front elevation. Radiator.

#### Lounge

16'7 x 10'10

Window to the front elevation. Radiator.

#### Open Plan Lounge/Kitchen/Diner

18'8 x 17'8

A range of modern base and wall units with integrated appliances. Wood effect flooring. Two roof windows. Island unit housing hob. Recessed spotlights. Sliding patio doors to the rear. Door to the side elevation.

#### First Floor Landing

Doors to all Bedrooms and the Bathroom.

#### Bedroom

14'0 x 11'0

Window to the front elevation. Radiator. Built in wardrobe.

#### Bedroom

10'11 x 9'2

Window to the rear elevation. Radiator.

#### Bedroom

8'2 x 6'6

Window to the front elevation. Radiator.

#### Bathroom

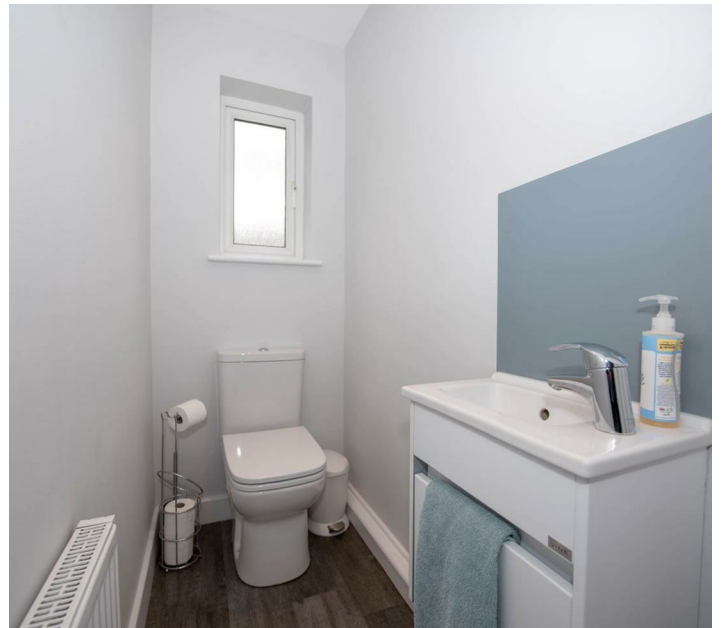
6'10 x 6'0

Panelled bath with shower over. Hidden cistern toilet. Vanity unit with inset sink. Window to the rear elevation.

#### Exterior

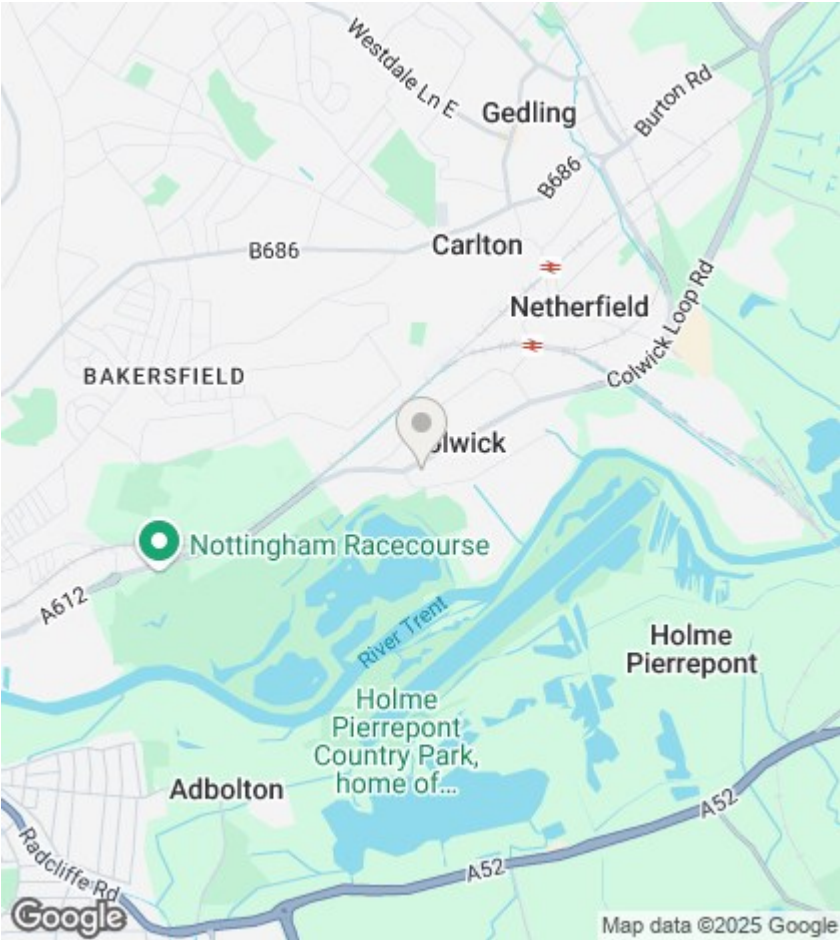
Driveway to the front and side leading to the garage.

Gardens to the front and rear.









Viewings

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

EPC Rating:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Total Approximate Floor Area - 1025 Sq.ft. (95.26 sq.m.)

