



54 Colliery Close

Meadows | NG2 1PF | Guide Price £180,000

ROYSTON  
& LUND

- End-Terraced House
- Amenities Nearby
- Ideal For A First Time Buyer
- Low Maintenance Yard
- EPC Rating D
- Quiet Location
- No Chain
- Three Bedrooms
- Freehold
- Council Tax Band A





\*NO CHAIN\*

Royston & Lund are pleased to present this end-terraced house situated within The Meadows. The property is finished to a nice standard throughout and is located within close proximity to an array of amenities including Victoria Primary School, local shops and tram links to Nottingham city centre and other surrounding areas.



Upon entering you are greeted by the entrance hall which provides access to the accommodation throughout including a ground floor WC. The kitchen/diner includes a range of units and has space for a table and chairs for up to 6 people. The lounge is located to the rear of the property and is a nicely-sized reception room for all of the family to enjoy.

To the first floor there are three bedrooms, two as doubles. The bedrooms are complemented by a modern bathroom which features a three piece white suite. The landing space also benefits from multiple storage cupboards.

Outside, there is a low maintenance enclosed yard space with an outdoor store and a shed which can act as a bin store

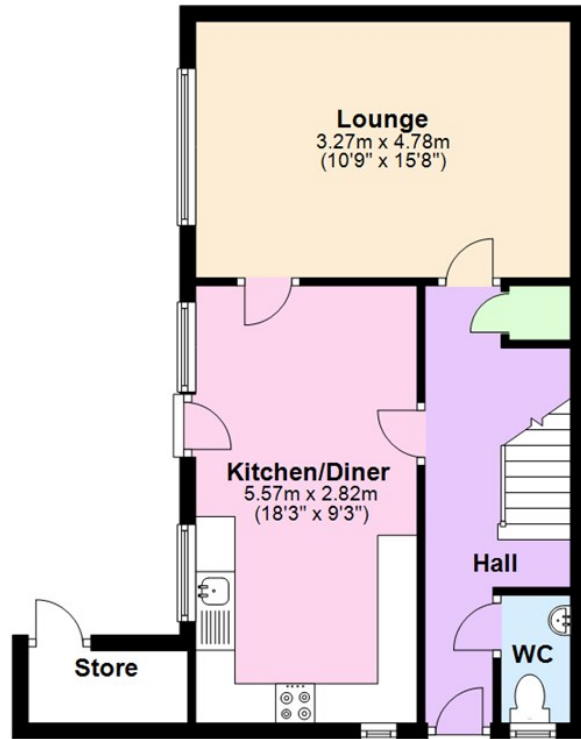


### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

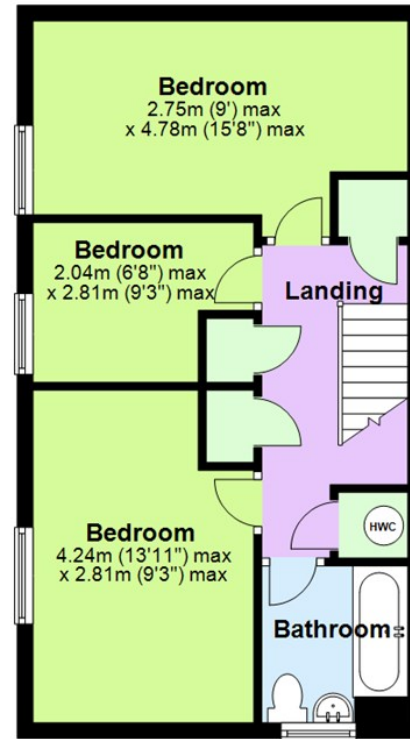
### Ground Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



### First Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 85.4 sq. metres (918.8 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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