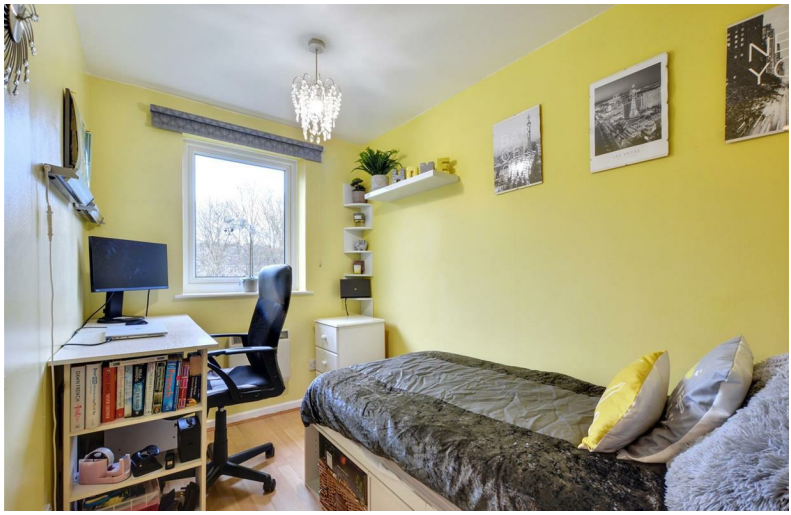
Robert Ellis

look no further...



Stratford Close
Colwick, Nottingham NG4 2DL

END TWO BEDROOM TOWN HOUSE
SITUATED IN A QUIET CUL-DE-SAC
LOCATION

Guide Price £185,000 Freehold

0115 648 5485

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NO CHAIN **IDEAL FOR FIRST TIME BUYERS**

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET this well presented TWO BEDROOM END TOWN HOUSE, positioned within a QUIET CUL-DE-SAC LOCATION in the popular and convenient area of Colwick, Nottingham.

The accommodation comprises an entrance hall, a spacious lounge featuring a modern feature wall and ample natural light, and a fitted dining kitchen overlooking the rear garden, offering a range of wall and base units and space for appliances. To the first floor are two well proportioned bedrooms and a modern family bathroom fitted with a contemporary three-piece suite.

The property benefits from double glazing and electric heating throughout. Externally, there is off-road parking to the front for one car and additional parking to the rear for two cars. The enclosed rear garden features a decked seating area, along with a large shed fitted with electrics, making it an ideal space for outdoor entertaining and practical storage.

Situated close to local amenities, schools and transport links, this property would make an ideal purchase for first time buyers or investors alike, and an internal viewing is highly recommended to fully appreciate the accommodation on offer.

Entrance Hallway
4'01 x 3'06 approx (1.24m x 1.07m approx)
UPVC double glazed entrance door to the front elevation, staircase leading to the first floor landing, ceiling light point, electrical consumer unit, electric wall mounted heater, alarm control panel, internal door leading through to the living room.

Living Room
16'6 x 12'06 approx (5.03m x 3.81m approx)
UPVC double glazed bay fronted window to the front elevation, ceiling light point, wall mounted electric heater, ample space for both seating and dining areas, internal wooden door leading through to the dining kitchen.

Dining Kitchen
9' x 12'8 approx (2.74m x 3.86m approx)
With a range of matching wall and base units incorporating laminate worksurfaces over, space and point for a freestanding cooker, space and plumbing for an automatic washing machine, space and point for a freestanding fridge freezer, space and plumbing for a freestanding dishwasher, 1.5 bowl stainless steel sink with mixer tap over, tiled splashbacks, laminate floor covering, ceiling light point, stainless steel extractor hood, ample space for a dining table, wall mounted electric heater, internal wooden door leading through to the living room, UPVC double glazed window to the rear elevation with UPVC double glazed door providing access to the low maintenance landscaped rear garden.

First Floor Landing
Loft access hatch, ceiling light point, panelled doors leading off to:

Loft
Partially boarded.

Bathroom
6'07 x 5'10 approx (2.01m x 1.78m approx)
Modern three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level flush WC, UPVC double glazed window to the rear elevation, tiled splashbacks, linoleum floor covering, heated towel rail, ceiling light point.

Bedroom One
12'6 x 9'04 approx (3.81m x 2.84m approx)
UPVC double glazed window to the front elevation, ceiling light point, wall mounted electric heater, storage cupboard providing useful additional wardrobe space, airing cupboard housing pressurised cylinder.

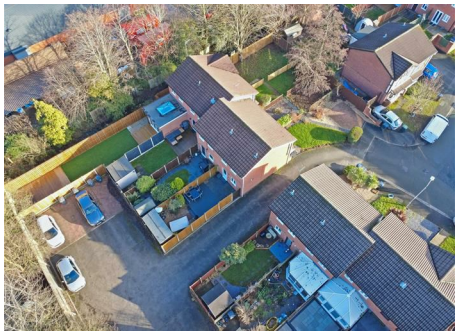
Bedroom Two
6'05 x 10'1 approx (1.96m x 3.07m approx)
UPVC double glazed window to the rear elevation, ceiling light point, laminate floor covering, wall mounted electric heater.

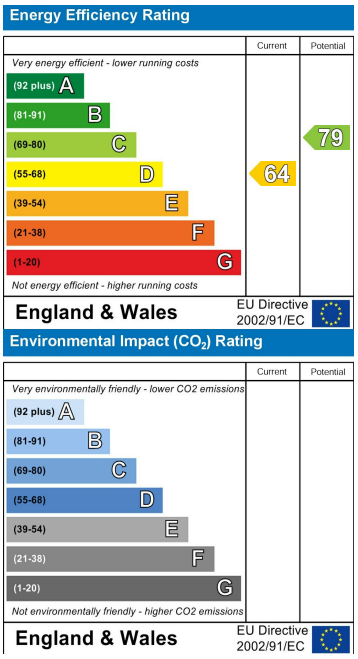
Outside
To the front of the property there is one parking space, landscaped front garden.

Two parking spaces are available to the rear of the property.

To the rear of the property there is a low maintenance landscaped rear garden, large shed with power and fencing to the boundaries.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Electric
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 6mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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