



**18 Crabtree Field, Colwick Park – NG2 4DY**  
**£160,000**



## 18 Crabtree Field

Colwick Park, Nottingham

CHAIN FREE! Three-bed mid-townhouse with 2 reception rooms, fitted kitchen, carport and driveway. Ideal for first time buyers & families seeking a well located home with exciting potential to update!

Council Tax band: A

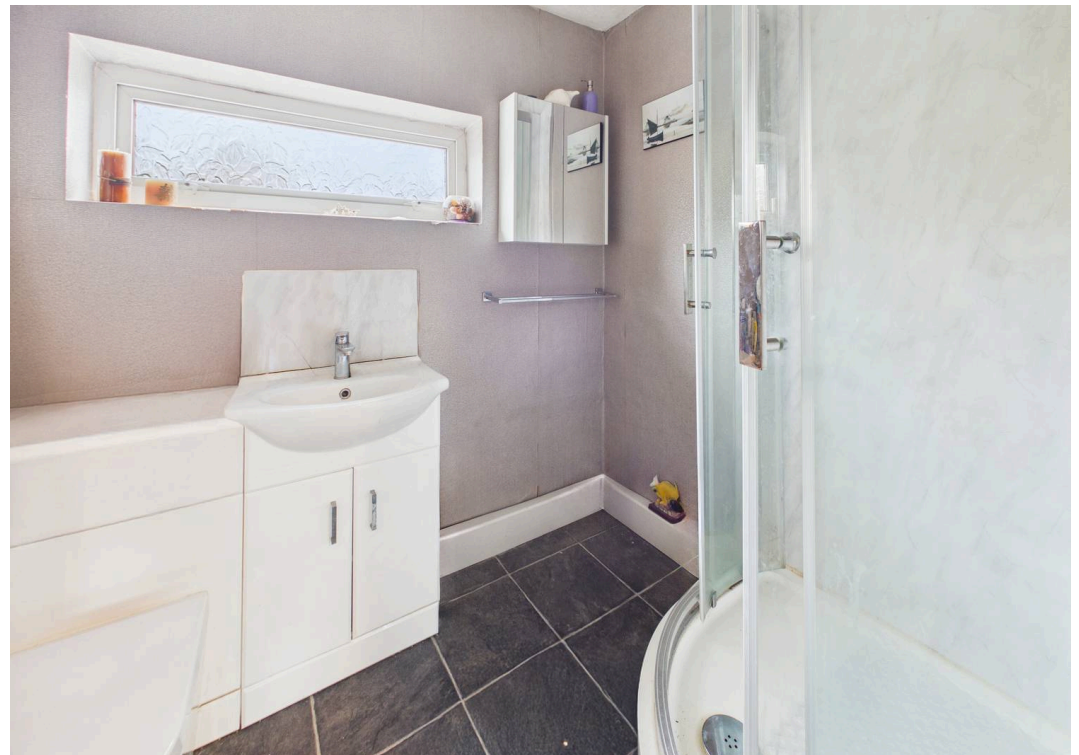
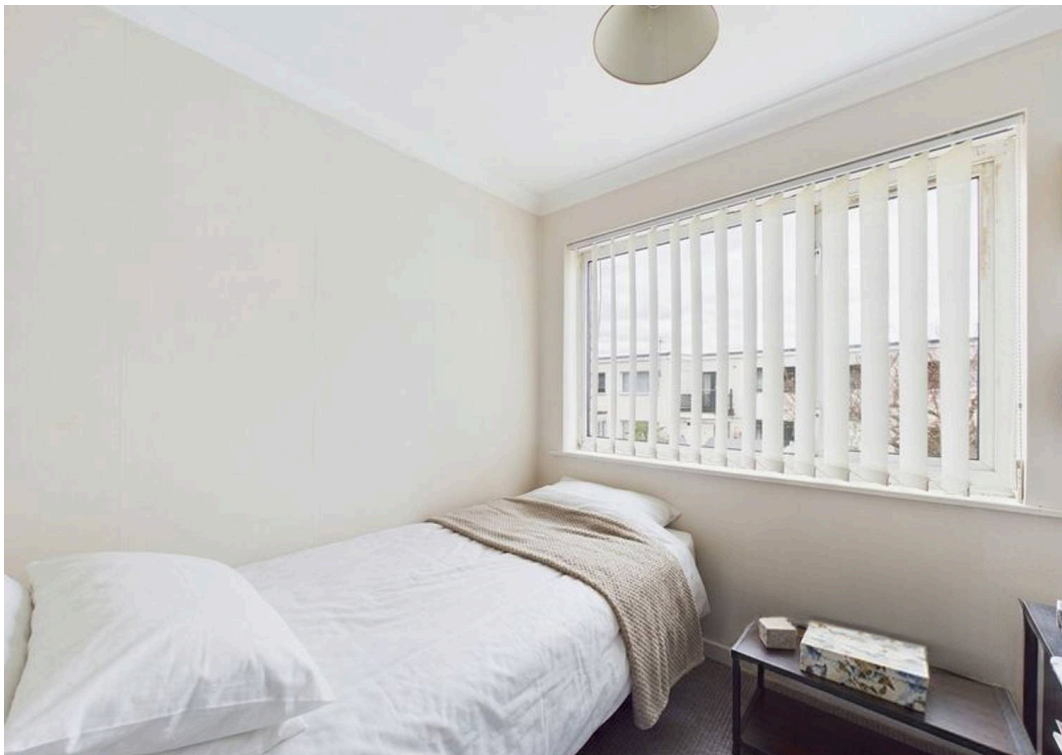
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Mid-townhouse offered to the market with no onward chain
- Conveniently located near amenities, bus links and the stunning Colwick Country Park
- Ideal purchase for first time buyers, growing families and those seeking easy access to Nottingham City Centre
- Welcoming lounge with patio doors to the garden
- Separate dining room with adjoining WC for added convenience
- Fitted kitchen with wood finish units and space for freestanding appliances
- Three first-floor well-proportioned bedrooms
- Modern and practical shower room with corner shower enclosure
- Low-maintenance rear garden
- Carport and driveway with off-street parking for two vehicles







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

82.1 m<sup>2</sup>

883 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>

14 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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