



9 Hotspur Drive, Colwick – NG4 2BS

Guide Price £150,000 – £160,000

DavidJames
the estate agent



9 Hotspur Drive

Colwick, Nottingham

GUIDE PRICE £150,000-£160,000 Well-presented 2 bed coach house offered to the market with no upward chain! Lounge, modern kitchen with separate utility, shower room and a driveway plus garage!

Council Tax band: B

Tenure: Freehold

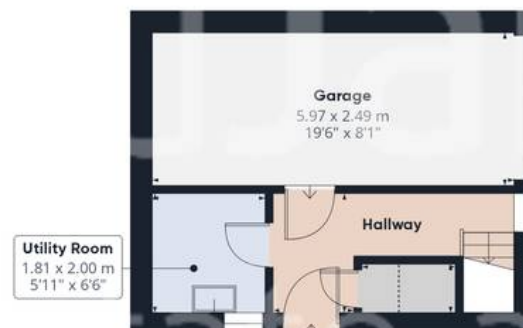
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well-presented coach house available with no upward chain
- Within easy reach of Victoria Retail Park, Colwick Country Park and frequent transport links to Nottingham city centre
- Ideal for first-time buyers, professionals, downsizers and investors alike
- Good-sized lounge with a feature box window
- Modern fitted kitchen with integrated cooking appliances
- Convenient ground floor utility room and internal garage access
- Two bedrooms (bedroom one with in-built wardrobes)
- Contemporary shower room with a three-piece white suite
- Driveway providing convenient off-street parking
- Garage providing useful storage and lots of further potential







Floor 0



Floor 1



Approximate total area⁽¹⁾

78.9 m²

851 ft²

Reduced headroom

0.7 m²

7 ft²

(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.

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