



2 Colwick Crossing, Nottingham - NG2 4BD

Guide Price £170,000

DavidJames
the estate agent



2 Colwick Crossing

Nottingham

GUIDE PRICE £170,000 –£190,000 NO CHAIN! Well-presented and characterful 3 double bed mid-terrace within easy reach of the City Centre and Colwick Country Park! 2 receptions, modern kitchen and bathroom plus a courtyard garden! Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Characterful three-storey mid-terraced home
- Available to purchase with no upward chain
- Conveniently positioned for access to Nottingham City Centre, shopping amenities, transport links and Colwick Country Park
- Bright front lounge with high ceilings and a feature bay window
- Separate dining room with French doors to the courtyard garden
- Recently fitted modern kitchen with integrated cooking appliances
- Contemporary shower room with a three-piece suite
- Three well-proportioned double bedrooms arranged over two upper floors
- Low-maintenance courtyard garden with a pleasant and established tree-lined backdrop
- Brick-built outbuilding offering excellent storage or further potential







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

95 m²

1025 ft²

Reduced headroom

1.1 m²

12 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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David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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