

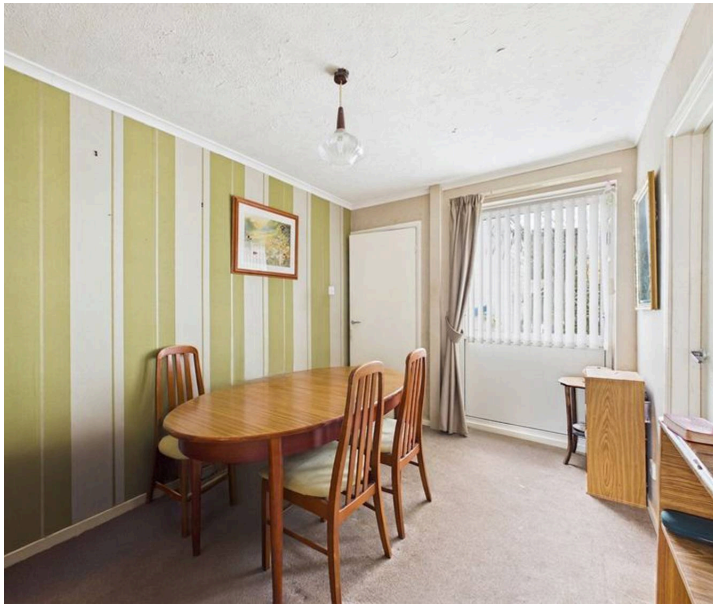
18 Crabtree Field, Colwick Park - NG2 4DY

Guide Price **£150,000**

DavidJames
the estate agent







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

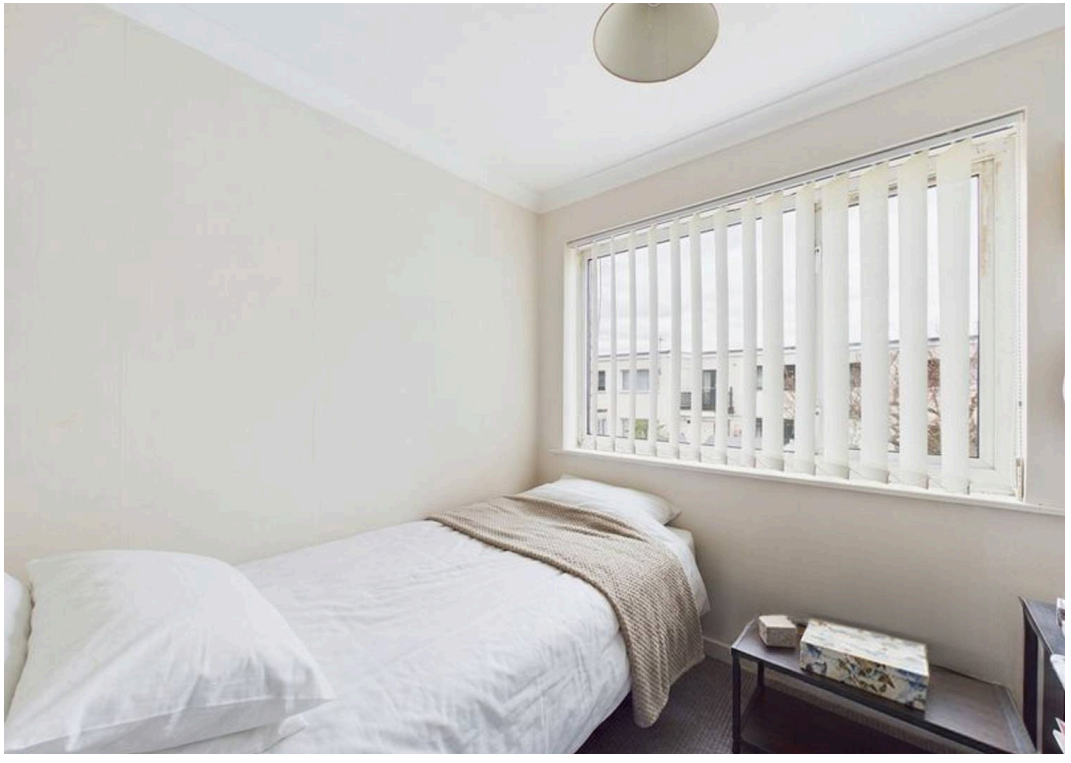
EPC Environmental Impact Rating:

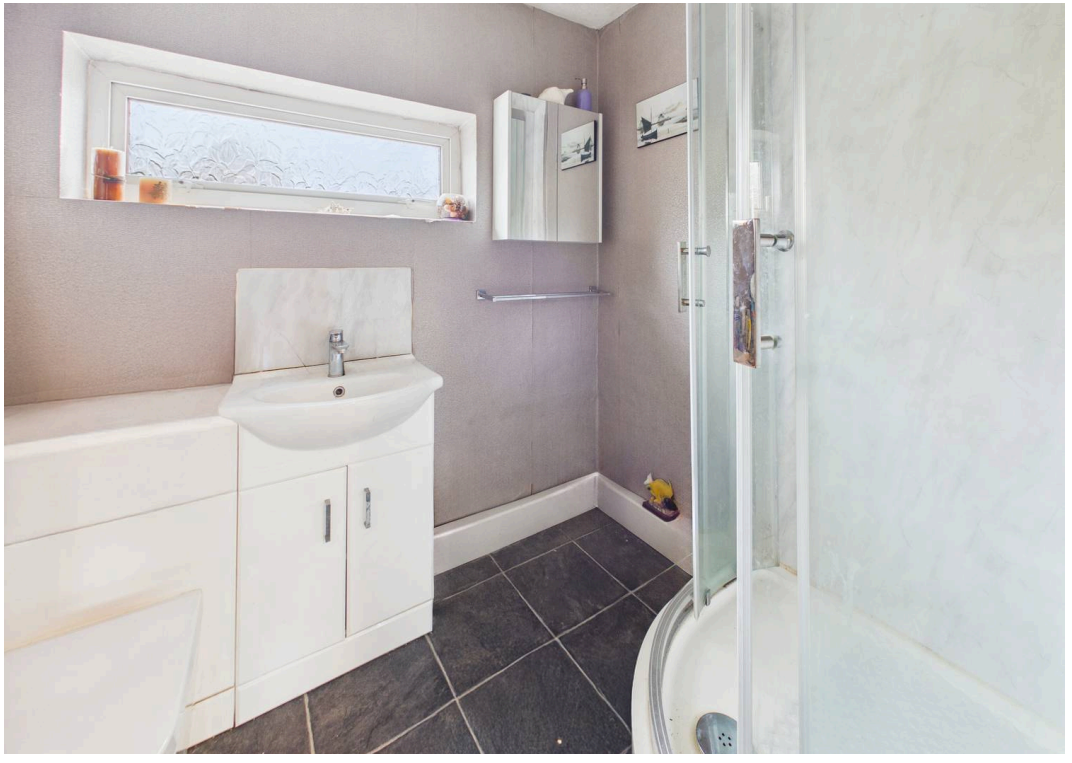
- Mid-townhouse offered to the market with no onward chain
- Conveniently located near amenities, bus links and the stunning Colwick Country Park
- Ideal purchase for first time buyers, growing families and those seeking easy access to Nottingham City Centre
- Welcoming lounge with patio doors to the 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





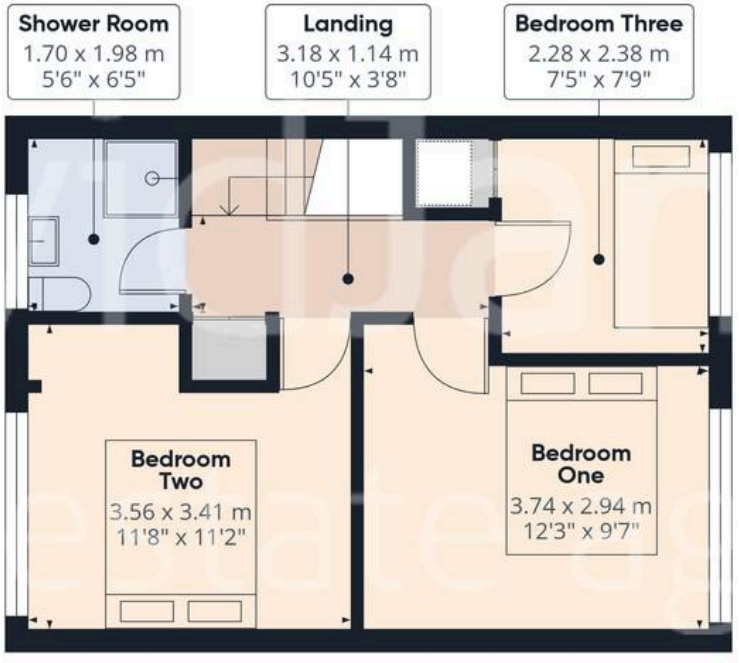








Floor 0



Floor 1



DavidJames
the estate agent

Approximate total area(1)

82.1 m²

883 ft²

Reduced headroom

1.3 m²

14 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.

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.