



34 Colwick Manor Farm, Colwick – NG4 2DP

Guide Price £195,000

DavidJames
the estate agent



34 Colwick Manor Farm

Colwick, Nottingham

NO CHAIN! Modern 2 double bed townhouse with Colwick Country Park and city-bound buses on the doorstep! Featuring a lounge, dining kitchen and enclosed rear garden with outbuilding plus ample parking!

Council Tax band: B

Tenure: Freehold

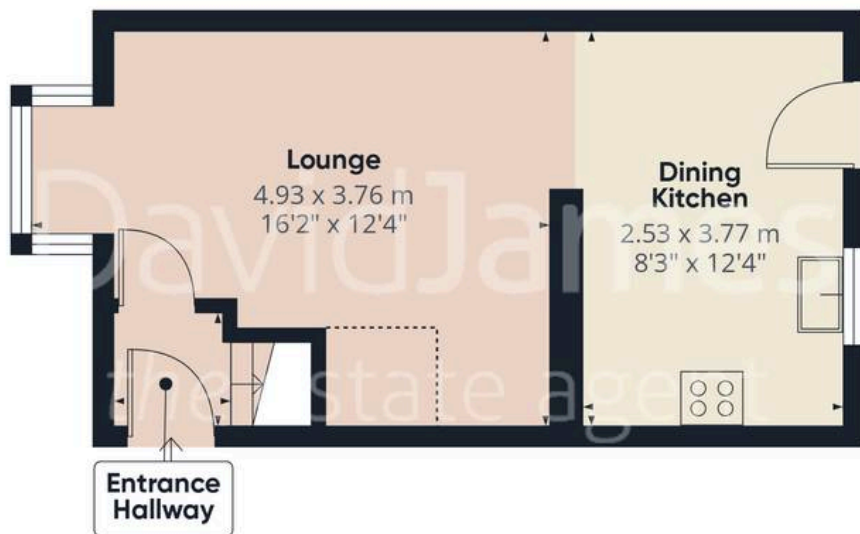
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

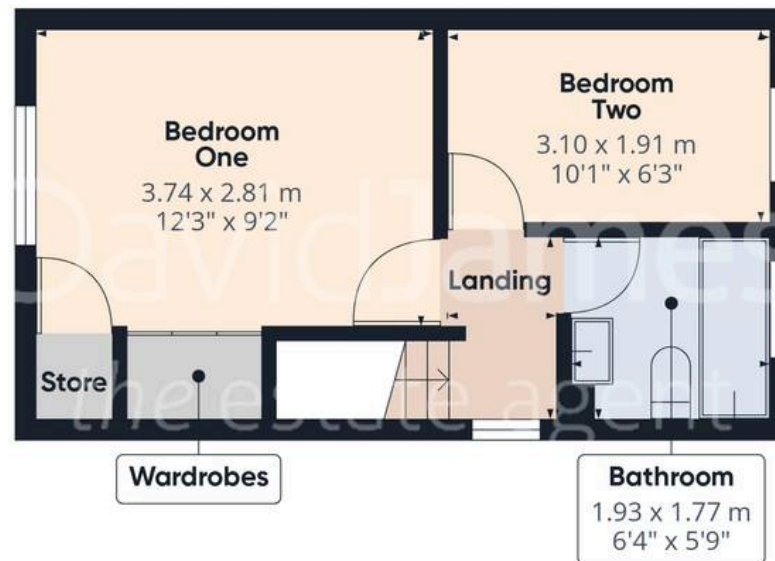
- Modern townhouse available with no chain
- Colwick Country Park on the doorstep whilst close to local amenities and city-bound transport links
- Perfect opportunity for first-time buyers and investors
- Bright and inviting lounge with a feature bay window
- Fitted kitchen with wood-effect units and space for dining
- Two first-floor double bedrooms (main bedroom with sliding-door wardrobe)
- Three-piece bathroom with an electric over-bath shower
- Good sized rear garden featuring a paved patio and lawn
- Detached outbuilding currently used as a garden bar
- Generous parking with three off-street parking spaces







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

50.4 m²

542 ft²

Reduced headroom

0.9 m²

10 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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