

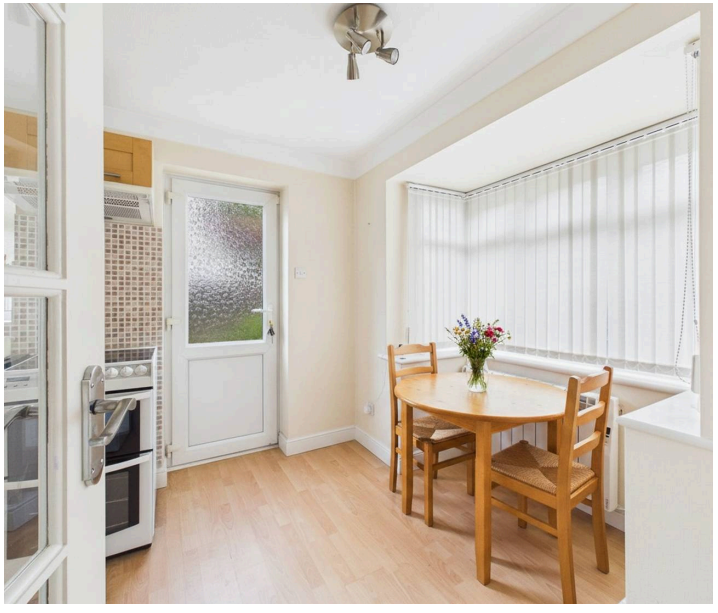
2 Colwick Manor Farm, Colwick - NG4 2DP

Guide Price **£180,000**

DavidJames
the estate agent







2 Colwick Manor Farm

Colwick, Nottingham

Guide Price £180,000 - £190,000. NO CHAIN! End townhouse on a generous corner plot with local amenities, buses and Colwick Country Park all within easy reach!
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- End townhouse available with no upward chain
- Located on a generous and desirable corner plot
- Close to amenities and transport links with Colwick Country Park on the doorstep
- Ideally suited to first-time buyers, downsizers or buy-to-let investors alike
- Bright lounge featuring a walk-in box window and wood-effect flooring
- Fitted kitchen with fitted units, ample worktops and dining space
- Two first-floor bedrooms (main bedrooms with in-built wardrobes)
- Shower room fitted with a three-piece suite and an electric shower
- Spacious side and rear gardens with paved seating areas, lawn and established planting
- Separate garage plus additional off-street parking for one vehicle

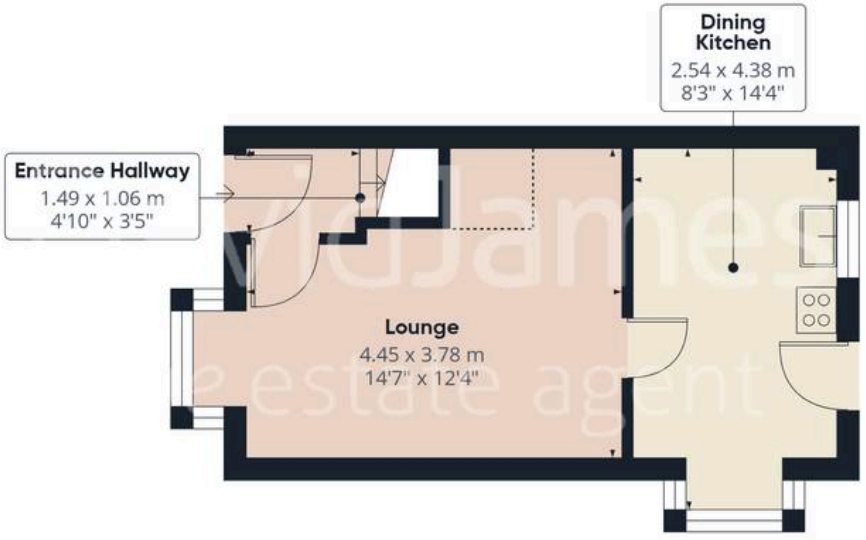












Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

63.9 m²

687 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.

GIRAFFE360



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