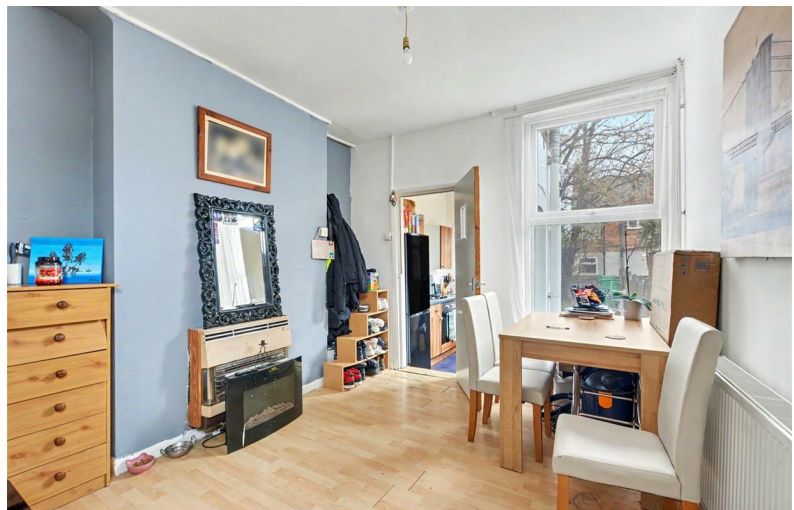




**Colborn Street  
Nottingham NG3 3AW**

**THREE BEDROOM END OF TERRACE  
PROPERTY**

**Guide Price £145,000 Freehold**



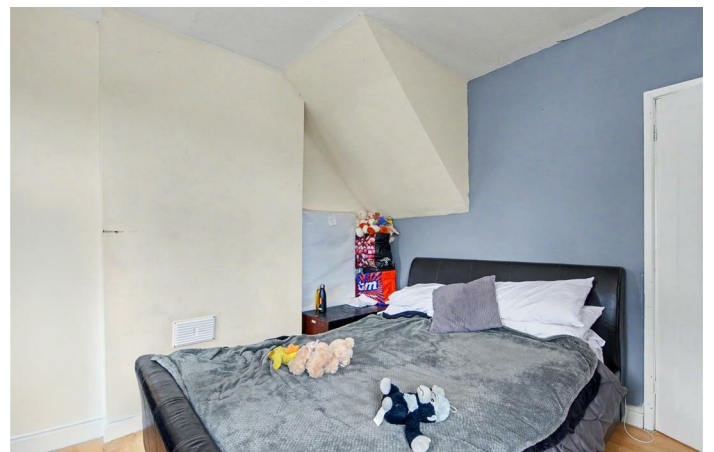
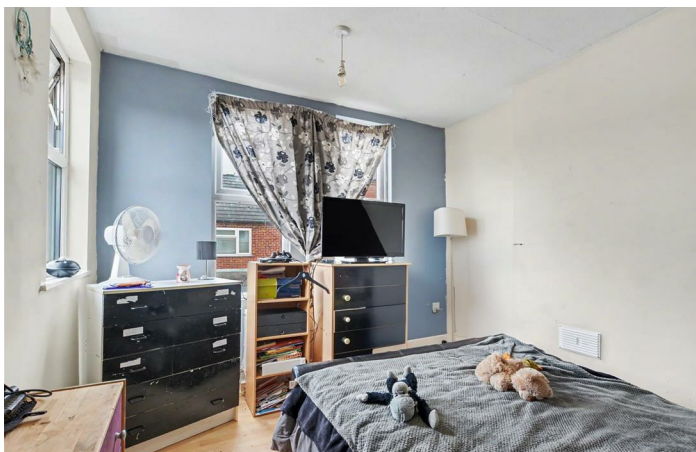
\*\*\*GUIDE PRICE £145,000 - £160,000\*\*\*

A well proportioned and end-terraced home situated in a convenient residential location, offering accommodation arranged over three floors and ideal for a range of buyers.

The property is entered via a side entrance into a spacious dining room, providing a central hub of the home with access to the staircase and adjoining rooms. To the front, a comfortable lounge offers a bright and welcoming living space, while the kitchen is fitted with a range of wall and base units, providing practical storage and workspace.

To the first floor are two bedrooms, including a generous principal bedroom, alongside a further bedroom and a family bathroom fitted with a three-piece suite. A staircase leads to the second floor where a loft bedroom provides additional flexible accommodation, ideal for use as a third bedroom, home office or guest space.

Viewing is highly recommended to appreciate the accommodation on offer.



### Dining Room

15'1" x 10'9" approx (4.6 x 3.3 approx)

UPVC entrance door to the side elevation, UPVC double glazed window to the rear elevation, wall mounted radiator, laminate flooring, carpeted staircase leading to the first floor landing, doors leading off to:

### Lounge

14'1" x 10'9" approx (4.3 x 3.3 approx)

UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator.

### Kitchen

8'10" x 5'6" approx (2.7 x 1.7 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit, oven with four ring gas hob over, space and point for a fridge freezer, space and plumbing for a washing machine, linoleum flooring, wall mounted radiator, extractor fan, window to the rear elevation, UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation.

### First Floor Landing

Carpeted flooring, carpeted staircase leading to the first floor landing, UPVC double glazed window to the side elevation, doors leading off to:

### Bedroom One

11'1" x 11'9" approx (3.4 x 3.6 approx)

UPVC double glazed windows to the side and front elevations, laminate flooring, wall mounted radiator.

### Bedroom Two

7'6" x 8'10" approx (2.3 x 2.7 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, laminate flooring.

### Bathroom

8'10" x 5'6" approx (2.7 x 1.7 approx)

UPVC double glazed window to the rear elevation, panelled bath with electric shower over, handwash basin, WC, storage cupboard, linoleum flooring, wall mounted radiator, tiled splashbacks, access to the loft.

### Second Floor Landing

Carpeted flooring, door leading to the loft bedroom.

### Loft Bedroom

16'8" x 6'10" approx (5.1 x 2.1 approx)

UPVC double glazed window to the side elevation, laminate flooring, wall mounted radiator, access to the loft.

### Rear of Property

To the rear of the property there is an enclosed rear garden.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 6mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

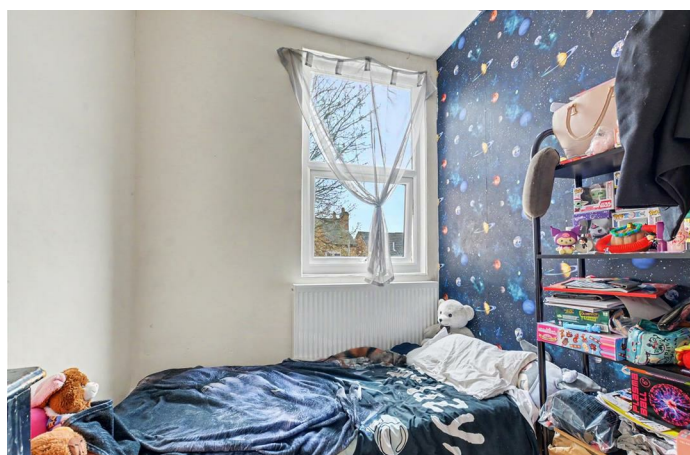
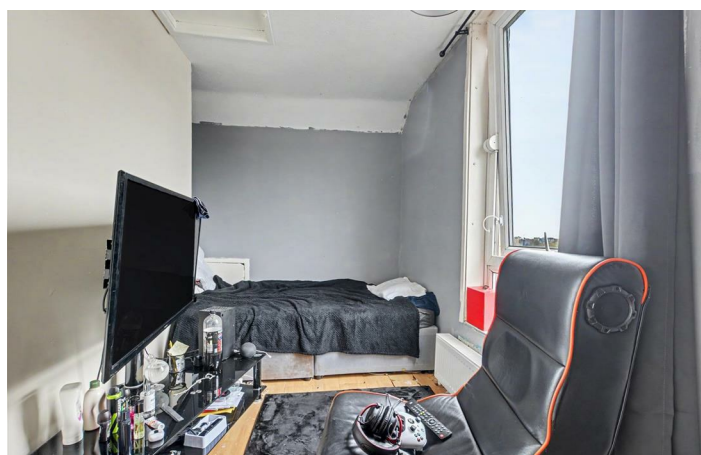
Flood Risk: No flooding in the past 5 years

Flood Defences: No

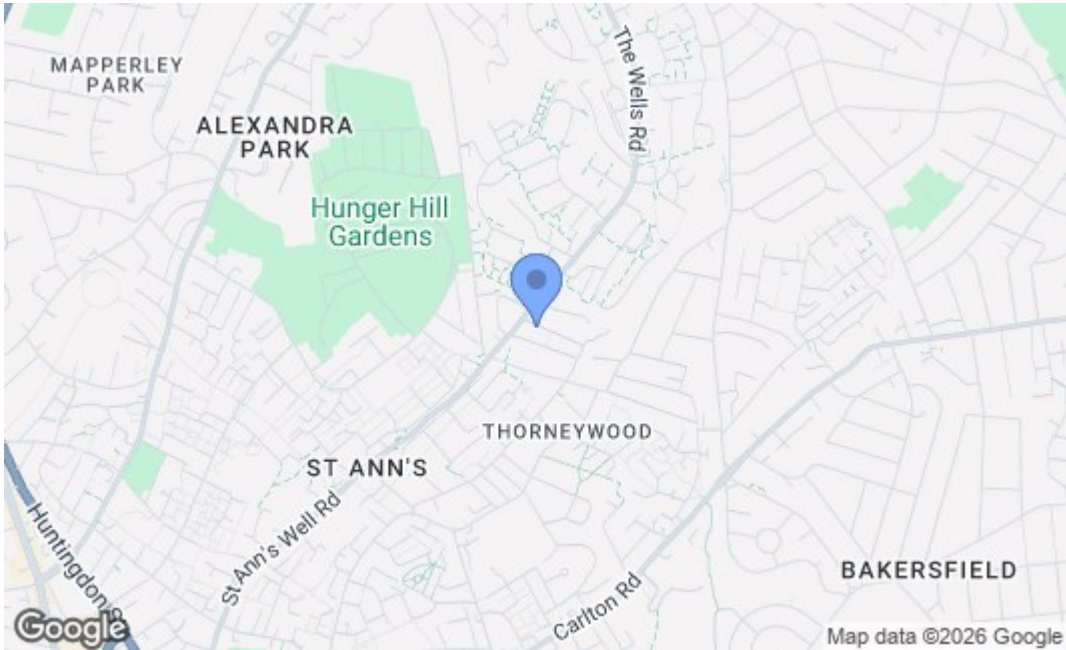
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 88        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 70      |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.