



56 Colborn Street, Thorneywood, Nottingham, NG3 3AW

£775 Per month

- End Terrace Property
- Lounge/Dining Room
- Bathroom and separate WC
- Permit Parking
- Council Tax A
- Two Double Bedrooms
- Fitted Kitchen
- Rear Yard
- Close to Amenities and the City Centre
- EPC D

# 56 Colborn Street, Thorneywood NG3 3AW

Mulberry Lane Estates and Lettings are proud to offer to the market this two double bedroom end terrace property within close proximity to Nottingham City Centre.

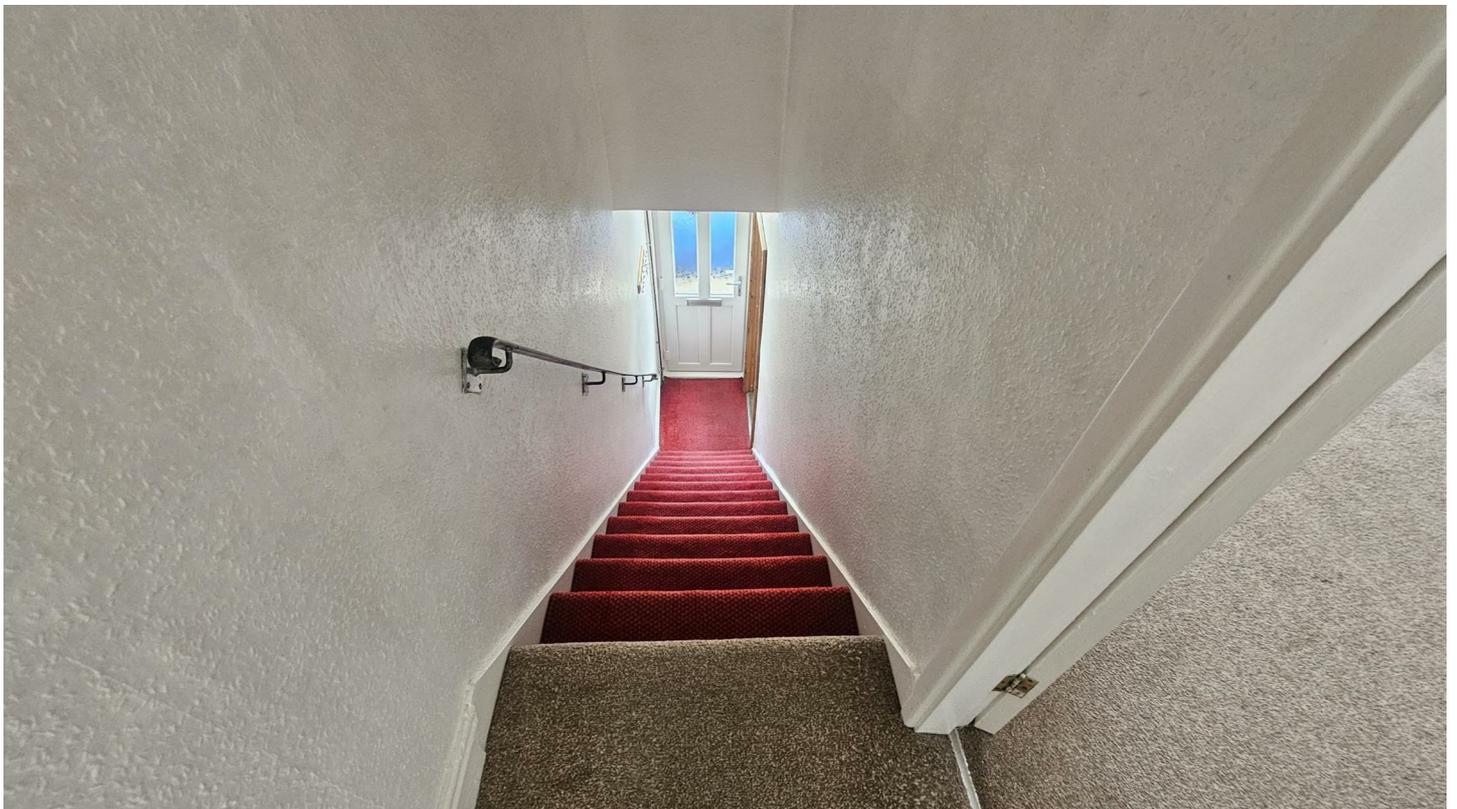
Briefly comprising of an open lounge/dining area, fitted kitchen, 2 double bedrooms, separate WC and bathroom. There is an enclosed private yard area to the rear and permit parking is available in the street.

This two bedroomed property offers plenty of space, and a welcoming atmosphere. Available to move in now!

Call Mulberry Lane on 01157042554 to arrange a viewing!



Council Tax Band: A



### Entrance

The entrance hall and stairs has carpeted flooring, and a single door providing access into the lounge.

### Lounge/ Dining Room

Open plan Lounge/ Dining room with new carpet in the lounge and original wood flooring in the dining room with window to the front elevation, under stairs storage space, radiators and access to the kitchen through double internal doors that can be closed for a cozy feel or left open, perfect for entertaining.

### Kitchen

A range of fitted wall and base units with fitted work surfaces, sink with mixer taps and a recessed drainer, oven with an electric hob and extractor unit, new laminate flooring, smoke and Co alarm and a double glazed window and UPVC door leading to the rear garden.

### Bedroom One

Double Bedroom with carpet flooring, radiator and window to the front elevation

### Bedroom Two

Double bedroom with carpet flooring, radiator and window to the rear elevation

### Bathroom and WC

The bathroom has wood flooring, partially tiled walls, a radiator, washbasin, panelled bath, a wall mounted mains-fed shower and a shower curtain, and a double glazed obscure window to the rear  
Separate low level dual flush wall mounted WC, and double glazed obscure window to the side of the property.

### Outside

To the rear of the property there is an enclosed rear yard area providing a beautiful space to sit and relax. Permit parking is available to the front of the property on Colborn Street.



## Directions

## Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	