JOHNSONS & PARTNERS

Estate and Letting Agency



94 CANDLE MEADOW, COLWICK PARK

NOTTINGHAM, NG2 4DX

£198,500

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No Upward Chain | Fully Renovated Throughout | Three Bedrooms | Vacant Possession | Spacious Living Room | Contemporary Kitchen/Diner | Two Modern Bathrooms | Reconfigured Internal Layout | Neutral Décor Throughout | Enclosed Garden | Approximately 947 Sq.Ft. | Viewings Advised |

Beautifully renovated throughout and offered to the market with no upward chain, this three-bedroom home on Candle Meadow presents a fantastic opportunity for buyers looking for modern, ready-to-move-into accommodation.

The property has undergone a comprehensive programme of improvements, with a reconfigured internal layout, contemporary finishes and a fresh, neutral decorative scheme creating a bright and welcoming home.

The ground floor opens into a particularly generous living room, offering excellent flexibility for both relaxing and entertaining. Modern wood-effect flooring runs throughout, while French doors provide direct access to the outside. Beyond the living room is a spacious kitchen/diner, fitted with sleek white cabinetry, marble-effect worktops, an integrated oven and hob, and a breakfast bar providing additional preparation space and informal seating.

Upstairs, the property offers three bedrooms, including two well-proportioned doubles and a third room suitable for a child's bedroom, nursery or home office. All three have been finished in neutral tones with contemporary grey carpeting.

A particular advantage is the provision of two modern bathrooms. The first-floor shower room features a walk-in shower, while an additional ground-floor bathroom suite provides further convenience.

Outside, the property benefits from an enclosed garden with a combination of lawn and paved areas, offering space to enjoy the warmer months.

With its updated accommodation, practical layout and fresh presentation, this is an appealing choice for first-time buyers, families and those looking to move without the need for significant improvement works.

Offered vacant and with no upward chain, the property is ready for its next chapter.

Entrance

Living Room
17'10" × 12'5" (5.46 × 3.81)

Kitchen/Diner
17'10" × 11'2" (5.46 × 3.41)

Ground-Floor Shower Room
8'1" × 6'2" (2.47 × 1.88)

Bedroom One
12'6" × 11'1" (3.82 × 3.38)

Bedroom Two
11'6" × 11'1" (3.52 × 3.38)

Bedroom Three
7'10" × 7'5" (2.41 × 2.27)

First-Floor Shower Room
6'1" × 5'8" (1.86 × 1.73)

Buyers AML Check
By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Agents Disclaimer
Disclaimer - Council Tax Band Rating - Nottingham City Council – Tax Band A - 2026/27 annual charge: £1,836.93 (before any discounts or exemptions).

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

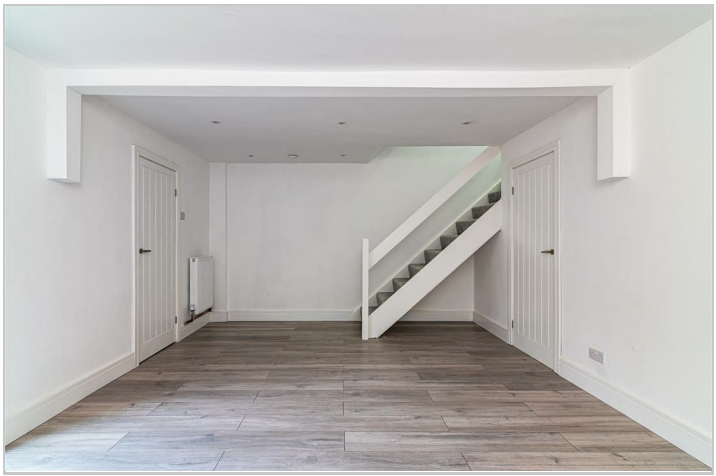
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.









Road Map



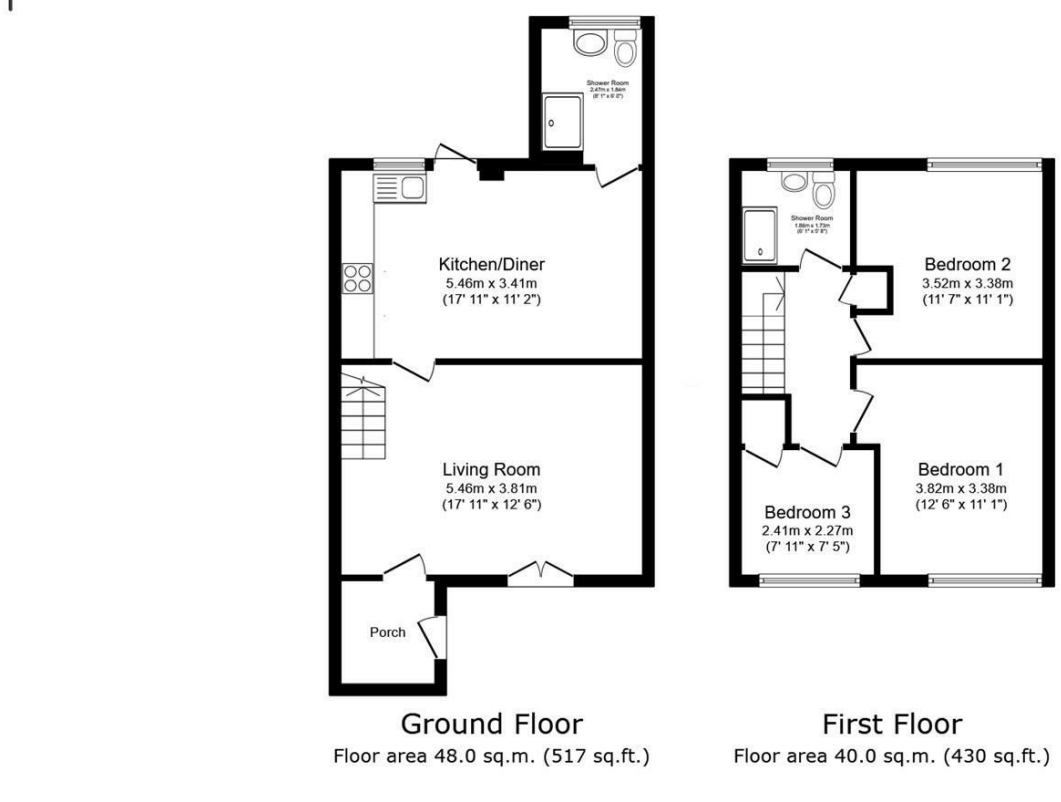
Hybrid Map



Terrain Map



Floor Plan



Ground Floor
Floor area 48.0 sq.m. (517 sq.ft.)

First Floor
Floor area 40.0 sq.m. (430 sq.ft.)

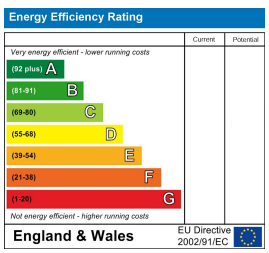
Total floor area: 88.0 sq.m. (947 sq.ft.)

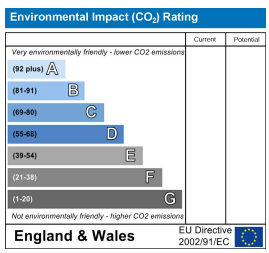
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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