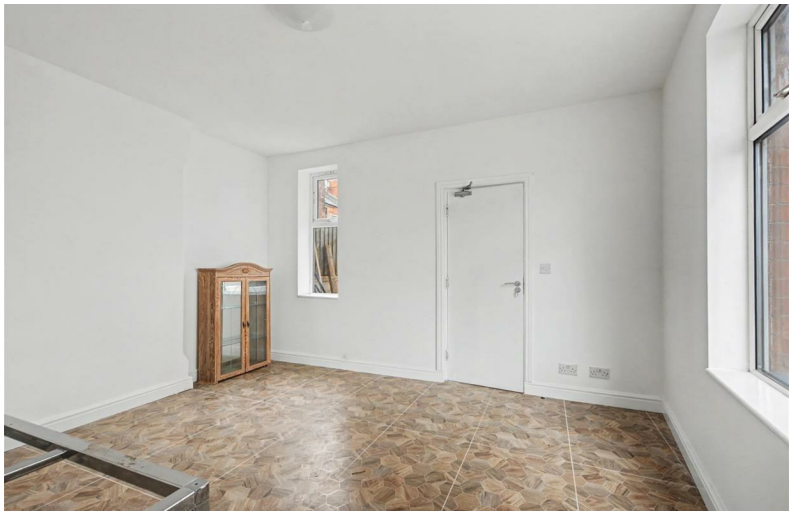
Robert Ellis

look no further...



Colwick Road
Nottingham NG2 4AN

FOUR DOUBLE BEDROOMED VICTORIAN PROPERTY

Asking Price £250,000 Freehold

0115 648 5485

/robertellisestateagent @robertellisea

Situated on a prominent corner plot along Colwick Road, NG2, this beautifully renovated three-storey Victorian home offers an exceptional blend of period charm and contemporary living. The property is offered to the market chain free and further benefits from a detached single garage, concrete yard, and rear access.

Boasting a wealth of character, the home features high ceilings and generously sized rooms, enhanced by large uPVC windows that flood the space with natural light throughout. Offering spacious and versatile accommodation, the property comprises four well-proportioned double bedrooms and two stylish bathrooms.

To the ground floor, there are two inviting reception rooms, including a comfortable lounge and a separate dining room—ideal for both relaxing and entertaining. A newly fitted contemporary kitchen is positioned to the rear, finished to a high specification with modern units and fittings.

The property has undergone a comprehensive renovation and is presented to an excellent standard throughout, including full replastering, fresh decoration, new carpets and flooring, along with brand new kitchen and bathroom installations. This creates a true "move straight in" home while still retaining its Victorian charm.

Further enhancing the accommodation is a useful two-room cellar, offering excellent storage or potential for further use.

Externally, the property benefits from a low-maintenance concrete yard, garage, and convenient rear access, providing both practicality and security.

Ideally located, the home is within easy reach of a wide range of local amenities including shops, regular bus routes, and excellent transport links via the nearby ring road. The open green spaces of Colwick Park and its lakes are just a short distance away, while the newly implemented footbridge provides easy access into West Bridgford and its vibrant selection of cafés, bars, and restaurants.

Offering generous accommodation, character features, and high-quality modern finishes, this chain-free home represents an excellent opportunity for families, investors, and professionals alike.

Entrance Lobby
UPVC entrance door, carpeted staircase leading to the first floor landing, doors leading off to:

Reception One
17'8" x 18'4" approx (5.4 x 5.6 approx)
UPVC double glazed bay window, wooden flooring, wall mounted radiator.

Reception Two
15'8" x 15'1" approx (4.8 x 4.6 approx)
Two UPVC double glazed windows, wall mounted radiator.

Kitchen
9'6" x 10'9" approx (2.9 x 3.3 approx)
UPVC double glazed door, UPVC double glazed window, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with induction hob over and extractor hood above, space ad point for a tumble dryer, space and plumbing for a washing machine, space and point for a fridge, wall mounted radiator.

First Floor Landing
UPVC double glazed windows, laminate flooring, wall mounted radiators, carpeted staircase leading to the second floor landing, storage cupboard, doors leading off to.

Bedroom One
13'1" x 14'1" approx (4.0 x 4.3 approx)
UPVC double glazed window, wall mounted radiator, laminate flooring.

Bedroom Two
12'9" x 12'5" approx (3.9 x 3.8 approx)
UPVC double glazed window, wall mounted radiator, laminate flooring.

Shower Room
8'2" x 6'10" approx (2.5 x 2.1 approx)
Shower enclosure with mains fed shower over, WC, handwash basin with mixer tap, UPVC double glazed window, extractor fan, chrome heated towel rail, tiled splashbacks, tiled flooring.

Shower Room 2
8'2" x 5'2" approx (2.5 x 1.6 approx)
Shower enclosure with electric shower over, WC, handwash basin with mixer tap, UPVC double glazed window, extractor fan, chrome heated towel rail, tiled splashbacks, tiled flooring.

Second Floor Landing
Laminate flooring, UPVC double glazed window, access to the loft, doors leading off to:

Bedroom Three
14'1" x 13'1" approx (4.3 x 4.00 approx)
UPVC double glazed window, wall mounted radiator, laminate flooring.

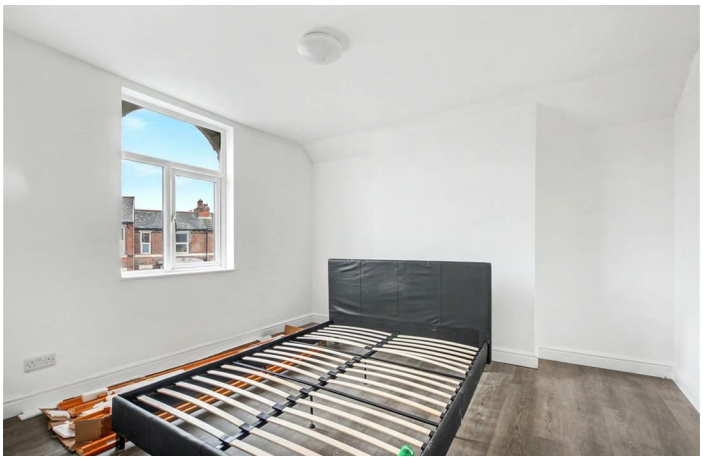
Bedroom Four
15'8" x 12'5" approx (4.8 x 3.8 approx)
UPVC double glazed window, wall mounted radiator, laminate flooring.

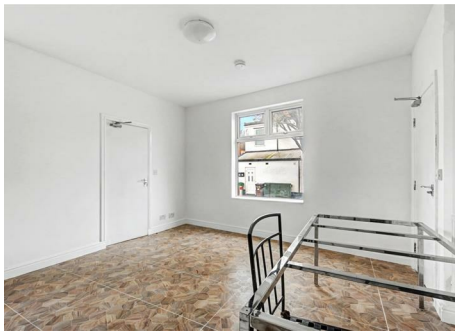
Rear of Property
To the rear of the property there is an enclosed rear yard with gated access.

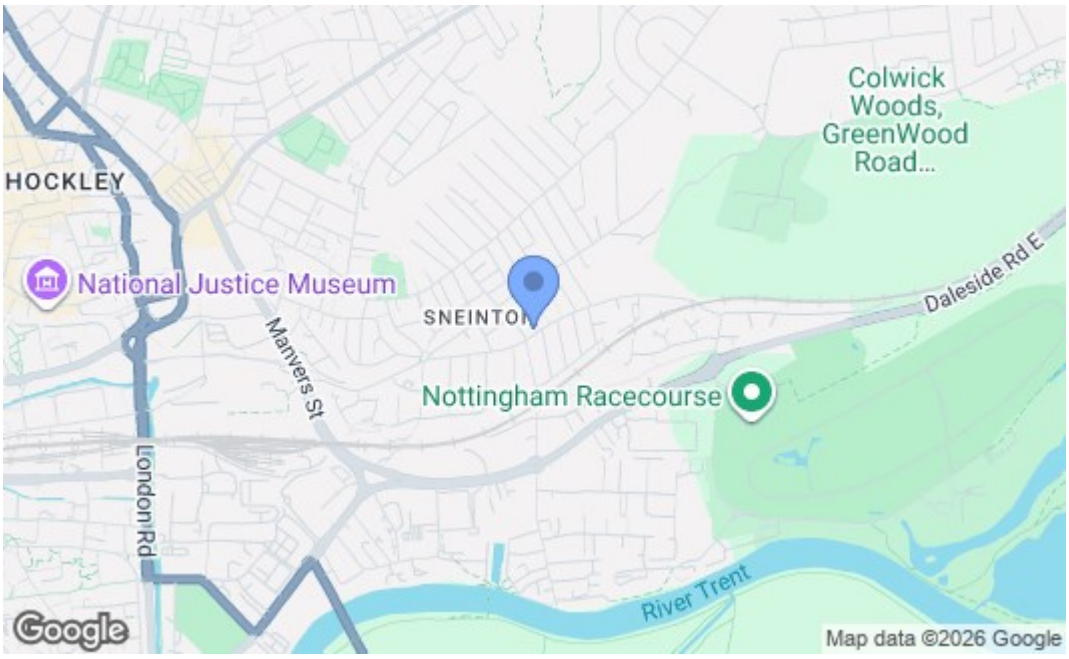
Store
3'3" x 6'2" approx (1.0 x 1.9 approx)
Power and lighting.

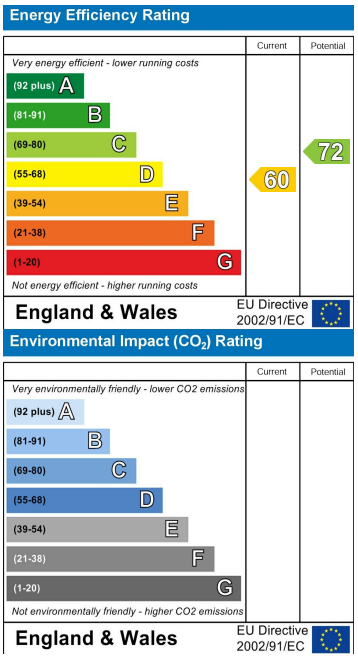
Garage

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 14mbps 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









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.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk

0115 648 5485