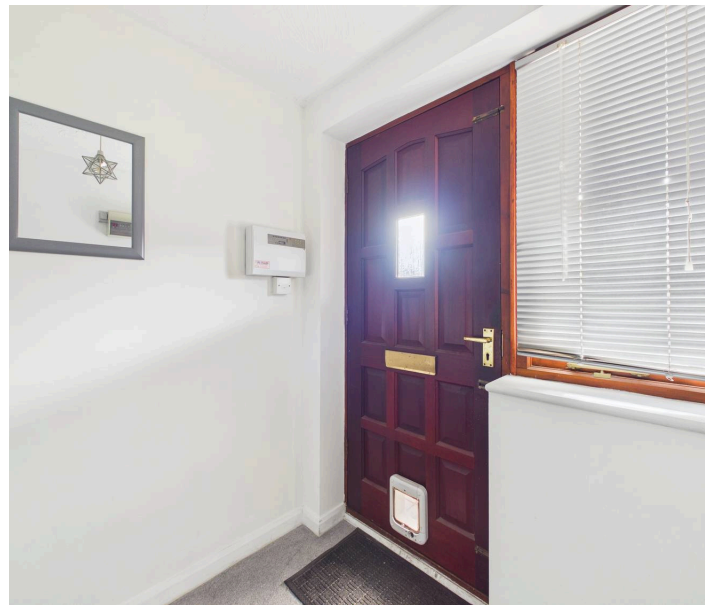




20 Verona Avenue, Colwick – NG4 2BN

Guide Price **£160,000**





20 Verona Avenue

Colwick, Nottingham

NO CHAIN! One bed coach house featuring lounge/dining room, low-maintenance garden, driveway & garage. Close to amenities & transport links. Ideal for first time buyers, professionals or investors.

Council Tax band: B

Tenure: Freehold

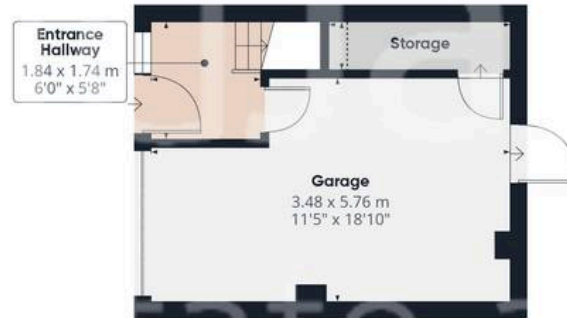
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented coach house
- Offered to the market with no upward chain
- Ideal first step on the ladder, downsize move or investment opportunity
- Situated near local amenities, shops and excellent transport links
- Welcoming entrance hallway leading to practical first floor landing
- Good-sized lounge/dining room with dual-aspect windows
- Modern fitted kitchen with gloss units and integrated cooking appliances
- Bright and spacious double bedroom with built-in wardrobes
- Driveway and garage providing practical off-street parking
- Low-maintenance rear garden with gravel and paving







Floor 0



Floor 1



Approximate total area⁽¹⁾

75.9 m²
817 ft²

Reduced headroom

0.2 m²
2 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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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.