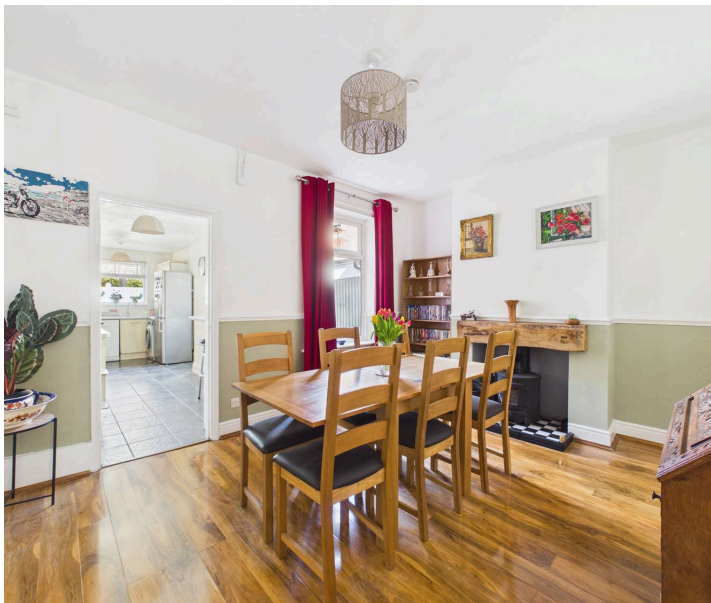




## 21 Balmoral Road, Colwick – NG4 2GF

Guide Price £200,000



## 21 Balmoral Road

Colwick, Nottingham

Well-presented 3 bed terrace close to transport links, Victoria Retail Park and Colwick Country Park! 2 reception rooms, breakfast kitchen, refitted shower room and a low-maintenance garden!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented terrace house
- Ideal for families, first-time buyers or those seeking convenient nearby transport links
- Within easy reach of Netherfield and Colwick's amenities plus Victoria Retail Park
- A short distance from the stunning Colwick Country Park
- Bright and welcoming lounge with a feature multi-fuel burner and bay window
- Separate and versatile dining room with a decorative fireplace
- Breakfast kitchen with a range of fitted units and included range cooker
- Three well-proportioned bedrooms over the first and second floors
- Recently installed modern shower room with a three-piece suite and rainfall shower
- Low maintenance courtyard-style rear garden







Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

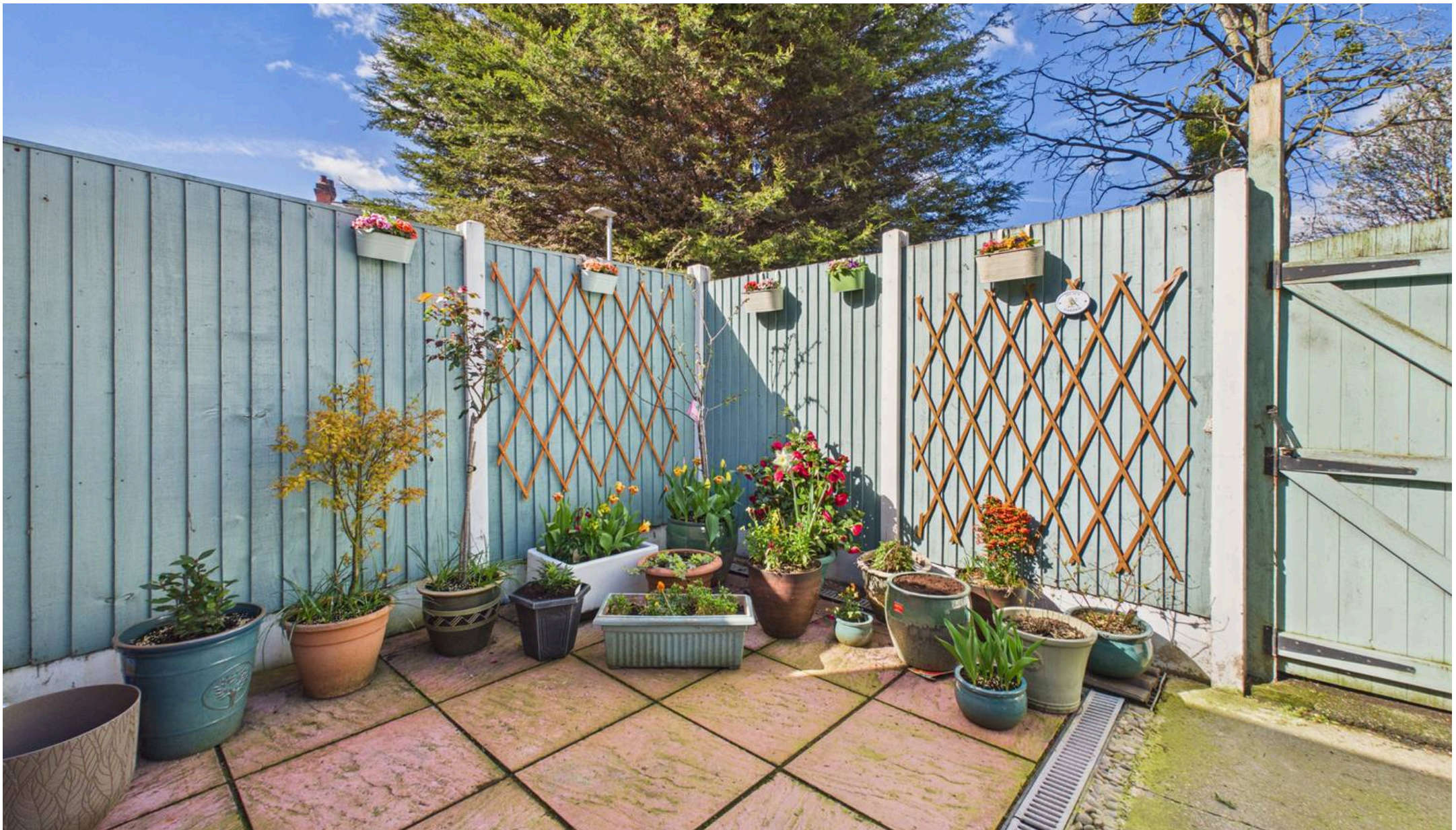
87.4 m<sup>2</sup>

941 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



## David James Estate Agents

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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.