

£200,000

GUIDE PRICE

BALMORAL ROAD
COLWICK

- TWO BEDROOMS
- MODERN KITCHEN
- OPEN PLAN LOUNGE/DINER
- ATTIC SPACE
- AMENITIES CLOSE BY
- EPC D



Beautifully Presented Two Bedroom Home Close to Amenities

WELCOME TO THIS BEAUTIFULLY PRESENTED MID-TERRACED HOME, IDEALLY LOCATED CLOSE TO A WIDE RANGE OF LOCAL AMENITIES AND OFFERING EXCELLENT TRANSPORT LINKS INTO NOTTINGHAM CITY CENTRE. WITH VICTORIA RETAIL PARK AND COLWICK PARK JUST A SHORT DISTANCE AWAY, THE PROPERTY ENJOYS A HIGHLY CONVENIENT SETTING.

UPON ENTERING, YOU ARE WELCOMED INTO A COMFORTABLE LIVING ROOM FEATURING A BESPOKE MEDIA WALL THAT CREATES A STRIKING FOCAL POINT. THE ACCOMMODATION FLOWS SEAMLESSLY THROUGH TO A SPACIOUS DINING ROOM, PROVIDING AN EXCELLENT SPACE FOR ENTERTAINING AND EVERYDAY FAMILY LIVING, WHILST STAIRS RISE TO THE FIRST-FLOOR ACCOMMODATION.

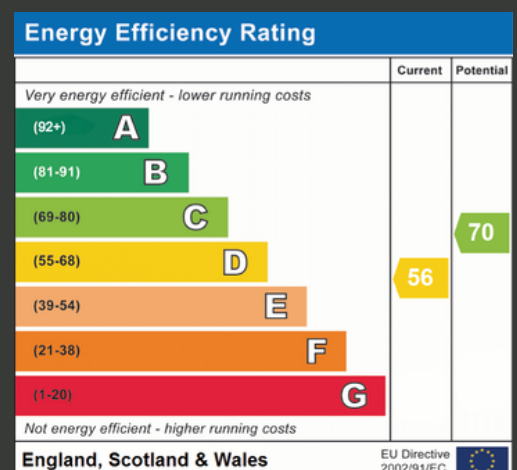
TO THE REAR OF THE PROPERTY IS A STYLISH AND CONTEMPORARY FITTED KITCHEN, OFFERING AN EXCELLENT RANGE OF UNITS, GENEROUS WORK SURFACES AND A BREAKFAST BAR SEATING AREA AND DIRECT ACCESS TO THE REAR GARDEN.

THE FIRST FLOOR COMPRISES TWO BEDROOMS, WITH THE MAIN BEDROOM BENEFITING FROM WARDROBES. COMPLETING THIS LEVEL IS A MODERN FAMILY BATHROOM FITTED WITH A CONTEMPORARY SUITE, INCLUDING A SEPARATE SHOWER ENCLOSURE AND BATH. A FURTHER STAIRCASE RISES TO THE SECOND FLOOR, WHERE A VERSATILE ATTIC SPACE COMPLETES THE ACCOMMODATION.

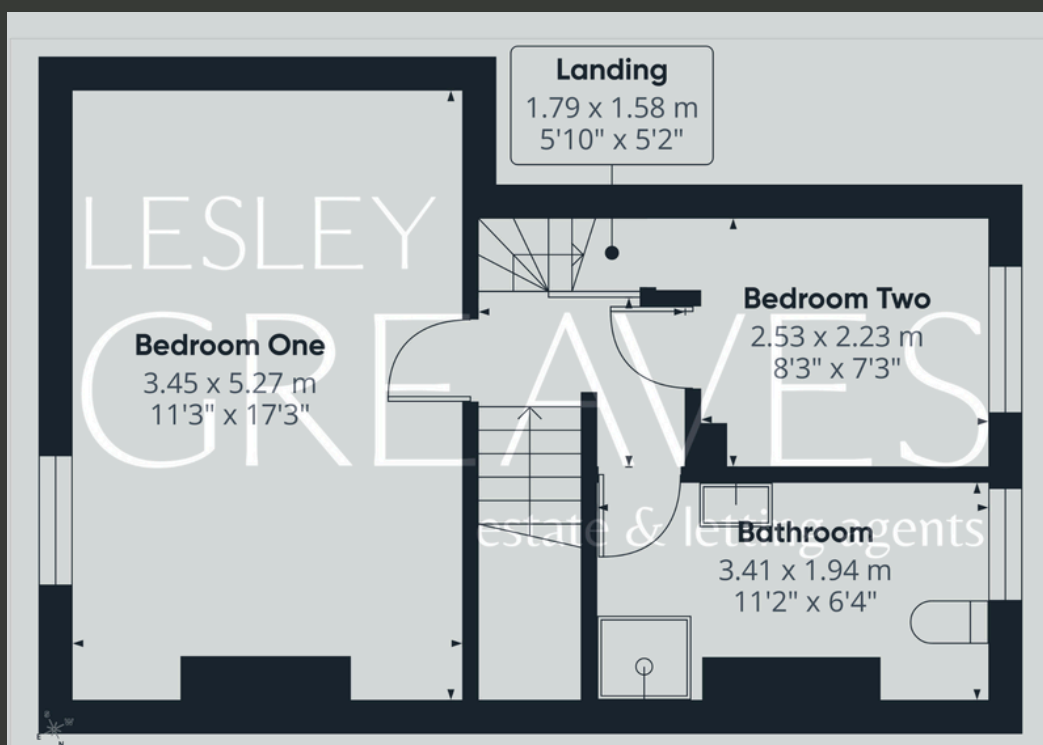
EXTERNALLY, THE PROPERTY ENJOYS A LOW-MAINTENANCE REAR GARDEN WITH A PATIO SEATING AREA, PROVIDING AN IDEAL SETTING FOR OUTDOOR DINING, ENTERTAINING AND RELAXING DURING THE WARMER MONTHS.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE, SPACE AND VERSATILITY THIS IMPRESSIVE HOME HAS TO OFFER.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 103 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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