

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 35 CANDLE MEADOW, COLWICK PARK

NOTTINGHAM, NG2 4DW

**£175,000**



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For Sale With No Chain | Three Bedrooms | Close to Local Amenities | South East Facing Rear Garden | Driveway | Close to Colwick Country Park | Council Tax Band A | Dining Kitchen | Viewings Advised |

Welcome to the delightful Candle Meadow in Colwick, Nottingham – a perfect proposition for first-time buyers looking to settle into a comfortable, well-situated home. This charming three-bedroom mid-terraced house offers an ideal blend of cosy living and practicality, complemented by its popular and convenient location.

Upon entering, you'll find yourself in a homely dining kitchen that promises many enjoyable meals and gatherings. The inviting living room, complete with doors leading to the rear garden, ensures a smooth flow of indoor-outdoor living, perfect for entertaining or simply relaxing on sunny days. The additional room on the ground floor serves as a versatile space, adaptable to your needs – be it a study, a sunroom, or a utility room.

Convenience is further enhanced with a handy ground floor WC and, ascending to the first floor, you'll discover three generously sized bedrooms, a shower room, and a separate WC – all designed to accommodate the hustle and bustle of daily life with ease.

The south-east facing rear garden is a little haven of tranquility and sunshine, whilst the driveway at the front of the property eliminates any parking woes, with space for two cars.

Located just a stone's throw from the serene Colwick Country Park and in proximity to excellent schools, Candle Meadow offers a blend of peaceful living and accessibility to local amenities. This warm and inviting home is poised to be the perfect start for those embarking on their property journey.

Don't miss the opportunity to make this house your home – where memories await and new beginnings blossom.

## Entrance Hallway

## Dining Kitchen

17'10" x 10'8" (5.44 x 3.27)

## WC

## Living Room

17'10" x 10'8" (5.44 x 3.27)

## Utility Room

14'11" x 5'2" (4.56 x 1.60)

## First Floor Landing

### Bedroom One

10'10" x 9'10" (3.31 x 3)

### Bedroom Two

9'4" x 7'5" (2.87 x 2.28)

### Bedroom Three

7'11" x 7'9" (2.43 x 2.37)

### Shower Room

5'6" x 5'3" (1.69 x 1.61)

## WC

## Agents Disclaimer

Disclaimer - Council Tax Band Rating - Nottingham Council – Tax Band

A

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

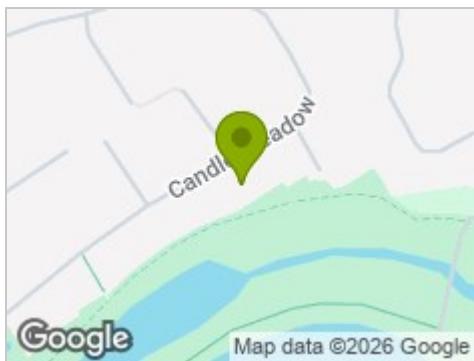
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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



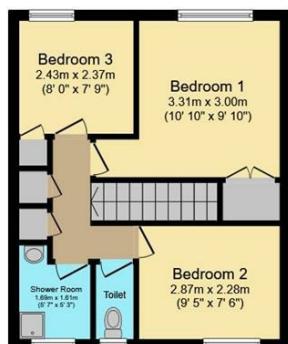
## Terrain Map



## Floor Plan



Ground Floor  
Floor area 46.1 m<sup>2</sup> (497 sq.ft.)



First Floor  
Floor area 36.1 m<sup>2</sup> (389 sq.ft.)

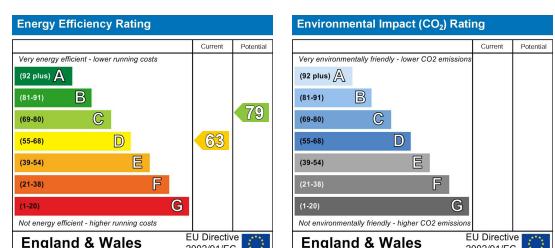
**TOTAL: 82.2 m<sup>2</sup> (885 sq.ft.)**

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



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