

# HoldenCopley

PREPARE TO BE MOVED

Hotspur Drive, Colwick, Nottinghamshire NG4 2BS

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Guide Price £160,000

GUIDE PRICE £160,000 - £180,000

## TERRACED HOUSE...

This two-bedroom terraced home is an excellent choice for first-time buyers, offering spacious accommodation. Situated in the highly sought-after area of Colwick, the property enjoys easy access to a variety of local amenities, including shops, cafes, and restaurants. It also benefits from excellent transport links into Nottingham City Centre, making it an ideal location for commuters. Additionally, the property is just a short distance from Colwick Country Park, providing a scenic retreat for outdoor enthusiasts. Upon entering the property, the ground floor features a fitted kitchen with storage and workspace, perfect for those who enjoy cooking. Adjacent to the kitchen is a spacious and inviting living room, offering plenty of room for relaxation and entertaining. Large windows allow for an abundance of natural light, creating a bright and airy atmosphere throughout. The first floor comprises two generously sized double bedrooms, both of which provide comfortable living spaces with room for additional furnishings. These bedrooms are serviced by a modern three-piece bathroom suite, which includes a bathtub with an overhead shower, a washbasin, and a WC. Externally, the property boasts a lawned garden at the front, adding to its curb appeal. To the rear, there is a private, enclosed garden featuring a well-maintained lawn and a paved patio area, ideal for outdoor dining or enjoying the warmer months. Additionally, the property benefits from off-road parking for two vehicles.

MUST BE VIEWED



- Terraced House
- Two Bedrooms
- Kitchen
- Spacious Lounge
- Three Piece Bathroom Suite
- Off Road Parking
- Enclosed Rear Garden
- Popular Location
- Close To Local Amenities
- Must Be Viewed

## GROUND FLOOR

### Entrance

10'0" x 5'10" (3.07m x 1.80m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a door providing access into the accommodation.



### Kitchen

9'9" x 5'7" (2.99m x 1.71m)

The kitchen has a range of fitted base and wall units with worktops, a sink with a drainer and mixer taps, an integrated oven with a gas hob and an extractor hood, a radiator, space and plumbing for a washing machine, partially tiled walls, and a UPVC double glazed window to the front elevation

### Living Room

14'3" x 11'8" (4.36m x 3.58m)

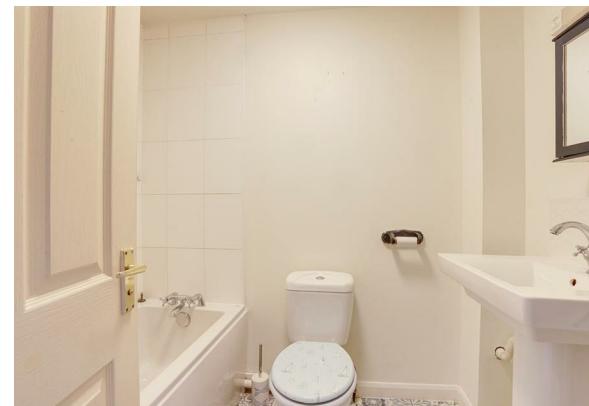
The living room has wood-effect flooring, two radiators, an in-built under stairs cupboard, and sliding patio doors to access the rear garden

## FIRST FLOOR

### Landing

7'0" x 6'0" (2.15m x 1.83m)

The landing has carpeted flooring, a radiator, access into the loft, and access to the first floor accommodation



### Bedroom One

9'7" x 9'2" (2.94m x 2.81m)

The first bedroom has a windows to the rear elevation, a fitted wardrobe, a radiator, and carpeted flooring.

### Bedroom Two

9'8" max x 7'9" (2.95m max x 2.37m)

The second bedroom has a windows to the front elevation, two in-built cupboards, a radiator, and carpeted flooring.

### Bathroom

7'1" x 5'6" (2.16m x 1.68m)

The bathroom has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture and a glass shower screen, partially tiled walls, a radiator and an extractor fan



## OUTSIDE

### Front

To the front of the property is a garden with a lawn, various plants and courtesy lighting

### Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio area, various plants and shrubs, panelled fencing and off road parking for two vehicles



## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

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

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley 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

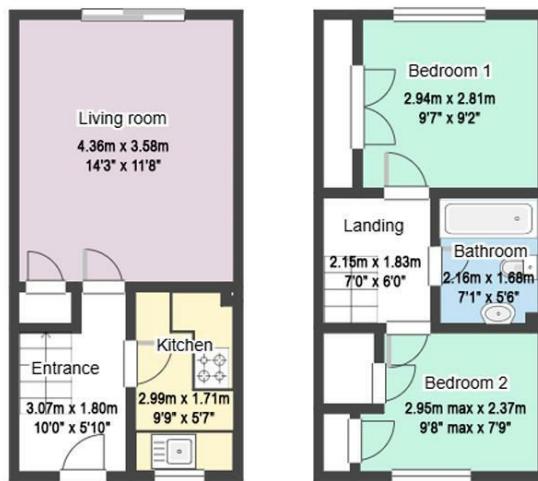
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommend that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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