

# HoldenCopley

PREPARE TO BE MOVED

Cottage Meadow, Colwick, Nottinghamshire NG4 2DG

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£220,000



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## NOT TO BE MISSED...

Situated in the popular location of Colwick, this two bedroom semi-detached house is the perfect purchase for a range of buyers. From first time buyers looking to get on the property ladder, to small families looking for a place to call home, and even investors looking for a fantastic rental opportunity. Located within reach of various local amenities including Colwick Country Park, retail parks, local conveniences and easy access into Nottingham City Centre. Internally, the home offers an entrance hall leading into the fitted kitchen, a convenient W/C, built-in storage, a large living room with a feature fireplace, and a bright and airy conservatory. Upstairs, the first floor is home to two double bedrooms, and a three piece bathroom suite. Externally, the front of the property offers a spacious driveway providing off-street parking and a lawned area. To the rear is a well-maintained garden with a lawn, paved area, and gravelled areas.

## MUST BE VIEWED







- Semi-Detached House
- Two Double Bedrooms
- Fitted Kitchen
- Spacious Living Room & Feature Fireplace
- Conservatory
- Ground Floor W/C
- Three Piece Bathroom Suite
- Well Presented Garden
- Off-Street Parking
- Must Be Viewed











GROUND FLOOR

Entrance Hall

9\*3" x 3\*2" (2.82m x 0.97m)

The entrance hall has wood-effect flooring, a radiator, a built-in storage cupboard, a UPVC double-glazed window to the side elevation, and a single UPVC door leading into the accommodation.

W/C

6\*7" x 2\*4" (2.01m x 0.73m)

This space has a low level flush W/C, a vanity-style wash basin with a mixer tap and splashback, wood-effect flooring, a radiator, and a UPVC double-glazed obscure window to the front elevation.

Kitchen

8\*0" x 6\*3" (2.45m x 1.92m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and a glass splashback and an extractor fan, space and plumbing for a washing machine, an integrated undercounter fridge/freezer, a wall-mounted combi-boiler, wood-effect flooring, partially tiled walls, and a UPVC double-glazed window to the front elevation.

Living Room

18\*1" max x 12\*6" (5.53m max x 3.82m)

The living room has carpeted flooring and stairs, a feature fireplace with a decorative surround, a radiator, and double French doors leading into the conservatory.

Conservatory

11\*1" x 9\*9" (3.38m x 2.98m)

The conservatory has carpeted flooring, a wall-mounted electric heater, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevations, ad double French doors leading out to the rear garden.

FIRST FLOOR

Landing

6\*1" x 3\*1" (1.87m x 0.95m)

The landing has carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

12\*6" x 8\*0" (3.82m x 2.46m)

The main bedroom has carpeted flooring, a radiator, and two UPVC double-glazed windows to the front elevation.

Bathroom

7\*3" x 5\*9" (2.23m x 1.77m)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a radiator, access to the loft, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

12\*6" max x 8\*5" (3.82m max x 2.57m)

The second bedroom has carpeted flooring, a radiator, a built-in storage cupboard, and two UPVC double-glazed windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, a lawn, a gravelled area, a pathway, and gated access to the rear garden.

Rear

To the rear of the property is a well-presented garden with a lawn, a gravelled area, a paved patio area, a variety of plants and hedges, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)  
220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

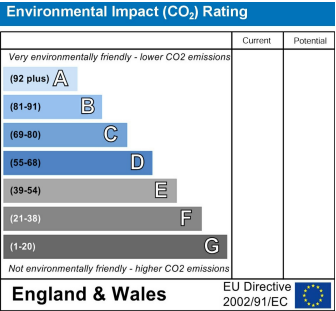
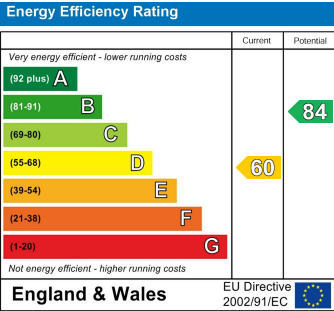
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold.

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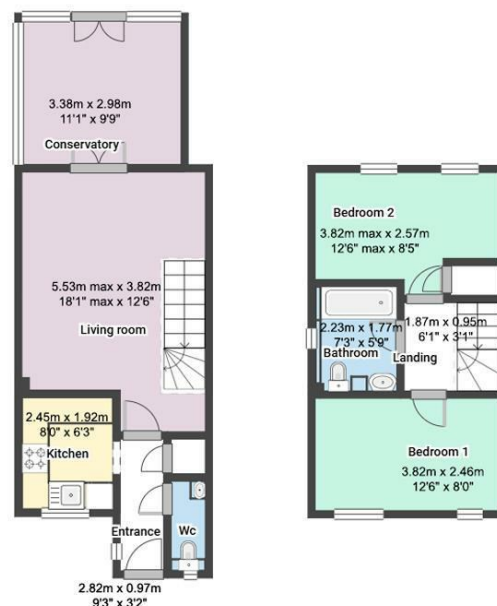
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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