

HoldenCopley

PREPARE TO BE MOVED

Egling Croft, Colwick, Nottinghamshire NG4 2DB

Guide Price £220,000

Egling Croft, Colwick, Nottinghamshire NG4 2DB



GUIDE PRICE £220,000 - £230,000

NO UPWARD CHAIN...

This detached two bedroom property is coming to the market with no upward chain! Situated in the popular location of Colwick which is host to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre as well as being a stones throw away from Colwick Country Park. The accommodation comprises of a spacious living room, a modern kitchen, two bedrooms, a three piece bathroom suite and a newly fitted WC. Outside to the front of the property is a driveway to provide off road parking and access into the single detached garage, to the rear of the property is a private enclosed garden with a lawn and a paved patio area.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Kitchen
- Bathroom & Additional WC
- Spacious Lounge
- Off Road Parking
- Single Detached Garage
- Private Rear Garden
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Entrance

4'11" x 2'7" (1.5 x 0.8)

The entrance hall has carpeted flooring and provides access into the accommodation

WC

This space has tiled flooring, a low level flush WC, a wash basin with stainless steel mixer taps, a radiator and a UPVC double glazed window to the side elevation

Living Room

12'1" x 20'4" (3.7 x 6.2)

The living room has carpeted flooring, a feature fireplace with brick surround and a tiled hearth, wall mounted light fixtures, two radiators and a UPVC double glazed bay window to the front elevation

Kitchen

7'6" x 10'5" (2.3 x 3.2)

The kitchen has vinyl flooring, a range of fitted base and wall units with rolled edge countertops, a stainless steel sink and a half with mixer taps and a drainer, an integrated double oven, an integrated gas hob with an extractor fan, partially tiled walls, a wall mounted boiler, a UPVC double glazed window to the front elevation and a door to access the side of the property

Hall

3'11" x 6'6" (1.2 x 2.0)

The hallway has carpeted flooring and a loft hatch with lighting and a drop down ladder

Bedroom One

12'1" x 9'6" (3.7 x 2.9)

The main bedroom has carpeted flooring, a range of fitted maple wood wardrobes, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Two

7'6" x 10'5" (2.3 x 3.2)

The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

6'2" x 7'2" (1.9 x 2.2)

The bathroom has vinyl flooring, a low level flush WC, a wash basin with stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture with glass shower screens, fully tiled walls, a chrome heated towel rail and a UPVC double glazed window to the side elevation

OUTSIDE

Front

To the front of the property is a lawn, a driveway to provide off road parking, courtesy lighting and gated access into the single garage with electrical points and lighting

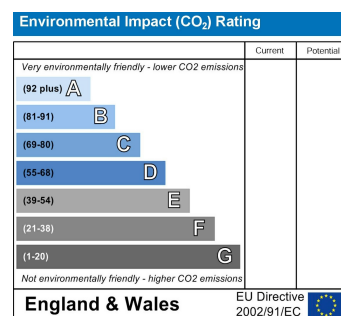
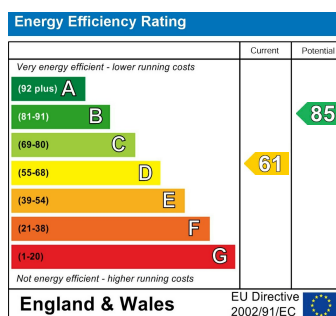
Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio area, access into the single garage with electrical points and lighting and panelled fencing

DISCLAIMER

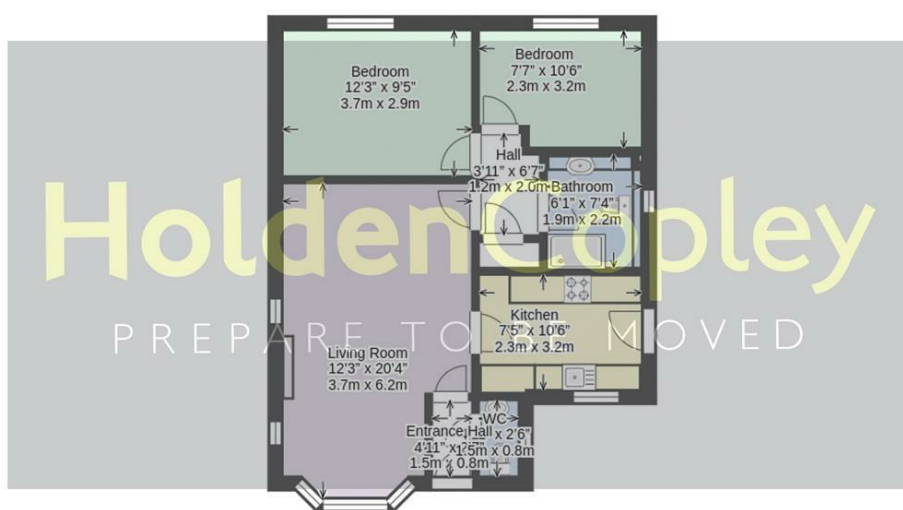
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement 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 HoldenCopley 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. HoldenCopley 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.



Egling Croft, Colwick, Nottinghamshire NG4 2DB

HoldenCopley
PREPARE TO BE MOVED



Approx. Gross Internal Area of the Ground floor:
592.55 Sq Ft - 55.05 Sq M

Approx. Gross Internal Area of the Entire Property:
592.55 Sq Ft - 55.05 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
© Holden Copley 2020

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: 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 HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.