

# HoldenCopley

PREPARE TO BE MOVED

Tudor Close, Colwick, Nottinghamshire NG4 2DR

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Guide Price £175,000 - £185,000

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NO UPWARD CHAIN...

This mid-terraced house is an excellent opportunity for first-time buyers or investors, offered for sale with no upward chain. Ideally located, it benefits from close proximity to local amenities and boasts fantastic transport links into Nottingham City Centre. For those who enjoy the outdoors, Colwick Country Park is just a short distance away, offering beautiful green spaces and leisure activities. On the ground floor, the property features an entrance hall that leads into a spacious living room. The open-plan design connects the living area seamlessly with the modern fitted kitchen, creating an inviting space perfect for both relaxation and entertaining. The kitchen is equipped with ample storage and counter space and benefits from double French doors that lead directly to the rear garden. Upstairs, the first floor offers two bedrooms, each providing comfortable living space. There is also a three-piece bathroom suite. The property has great outdoor space too. To the front, there is a lawn, a gravelled area, and off-street parking. The rear garden is south-facing and enclosed, ensuring privacy and security. It features a patio area ideal for outdoor dining, a lawn, a storage shed, and security lighting, all surrounded by a fence-panelled boundary.

MUST BE VIEWED





- Mid Terraced House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off-Street Parking
- Enclosed South Facing Rear Garden
- No Upward Chain
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Hall

The hall has wood-effect flooring, carpeted stairs, a wall-mounted heater, and a UPVC door providing access into the accommodation.

### Living Room

16'9" x 12'5" (5.12m x 3.80m)

The living room has a UPVC double glazed square bay window to the front elevation, a wall-mounted heater, a TV point, coving to the ceiling, wood-effect flooring, and open access into the kitchen.

### Kitchen

12'4" x 8'5" (3.78m x 2.58m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, an integrated washing machine, an integrated dishwasher, space for a fridge freezer, space for a dining table, a wall-mounted heater, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, access into the loft with lighting, and access to the first floor accommodation.

### Bedroom One

12'4" x 9'3" (3.78m x 2.82m)

The first bedroom has a UPVC double glazed window to the front elevation, a wall-mounted heater, an in-built cupboard, a fitted wardrobe with sliding mirrored doors, and carpeted flooring.

### Bedroom Two

6'3" x 10'5" (1.93m x 3.19m)

The second bedroom has a UPVC double glazed window to the rear elevation, a wall-mounted heater, and laminate flooring.

### Bathroom

6'7" x 5'9" (2.03m x 1.76m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower and shower screen, a chrome heated towel rail, a wall-mounted heater, partially tiled splashback, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a lawn, gravelled area, and off-street parking.

### Rear

To the rear of the property is an enclosed south facing garden with security lighting, a patio area, a lawn, a shed, and a fence panelled boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – 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.

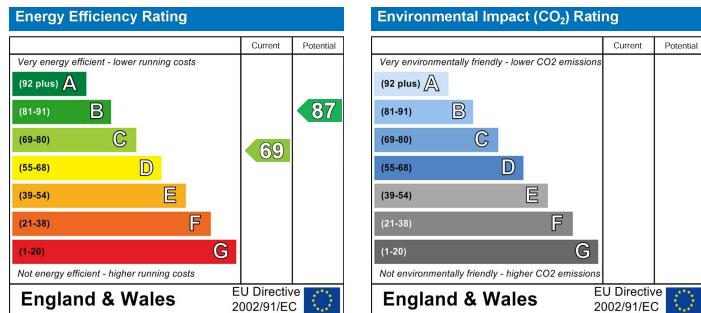
The vendor has advised the following:

Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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