



**Colmon Walk**  
**Rise Park, Nottingham NG5 9HH**

Three-Bedroom Terraced Home – Colmon Walk, Rise Park, Nottingham – Chain-Free Sale

**Asking Price £170,000 Freehold**



Located on the quiet and sought-after Colmon Walk in Rise Park, Nottingham, this well-maintained three-bedroom terraced home offers an excellent opportunity for families, first-time buyers or investors. The property is currently tenanted but will be vacant upon acquisition, offering a chain-free sale for a smooth and straightforward purchase.

The home features both a front and rear garden, with the rear garden benefiting from a lawn and patio area—ideal for relaxing or entertaining—while the front offers a private driveway providing convenient off-street parking.

Inside, the ground floor opens with a welcoming entrance hall leading through to a spacious lounge, filled with natural light through large UPVC windows and patio doors. To the rear of the property is an open-plan kitchen and dining area, complete with a fitted kitchen, integrated appliances, and a useful pantry for additional storage and convenience.

Upstairs, there are three well-proportioned bedrooms, including two doubles and a single, along with further built-in storage. A two-piece family bathroom sits alongside a separate toilet, offering practicality for busy households. The property also includes loft space, ideal for extra storage or potential future use, subject to any necessary permissions.

The home is ideally positioned close to a wide range of local amenities. Residents will benefit from nearby supermarkets, shops, schools, parks, and easy access to public transport links into Nottingham City Centre and surrounding areas.

This is a fantastic opportunity to purchase a solid family home in a well-established residential area, with no onward chain and immediate availability upon completion. Early viewing is strongly recommended.



### Entrance Hallway

UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, dado rail, carpeted staircase leading to the first floor landing, wall mounted radiator, laminate floor covering, two built-in storage cupboards, doors leading off to:

### Lounge

Laminate floor covering, wall mounted radiator, dado rail, coving to the ceiling, UPVC double glazed window to the front elevation.

### Kitchen Diner

A range of wall and base units with worksurfaces over incorporating a 1 1/2 bowl stainless steel sink with mixer tap, integrated oven with induction hob with extractor fan over, space and plumbing for a washing machine, space and point for fridge freezer, laminate floor covering, door to pantry, UPVC sliding door to the rear elevation, UPVC double glazed window to the rear elevation, ample space for dining table.

### First Floor Landing

Carpeted flooring, access to the loft, dado rail, doors leading off to:

### Separate WC

UPVC double glazed window to the rear elevation, dado rail, WC, tiled flooring.

### Bathroom

Linoleum floor covering, tiling to the walls, wall mounted radiator, UPVC double glazed window to the rear elevation, panelled bath with electric shower over.

### Bedroom One

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

### Bedroom Two

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

### Bedroom Three

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

### Outside

#### Front of Property

To the front of the property there is a front lawn, entrance pathway to the front entrance door, fencing to the boundaries.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, further lawned area, garden store, rear gated access, outdoor water tap, fencing to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 4mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

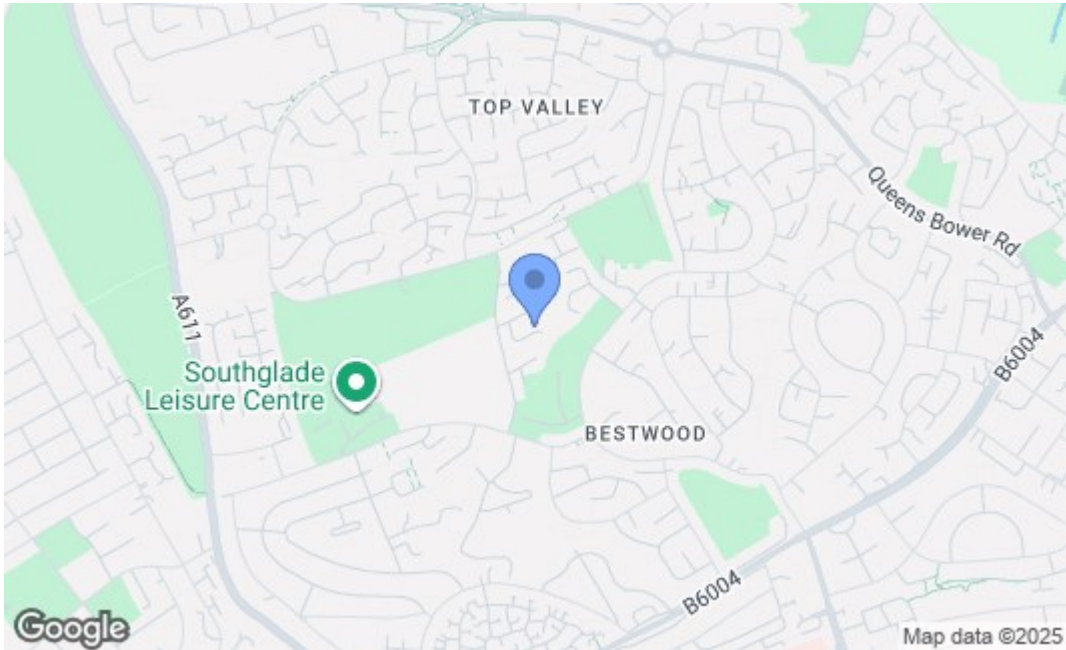
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 86        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 68      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.