



Coleby Road,  
, Nottingham  
NG8 6FT

**£160,000 Freehold**



A lovely two-bedroom, end of terrace property with driveway and enclosed rear garden.

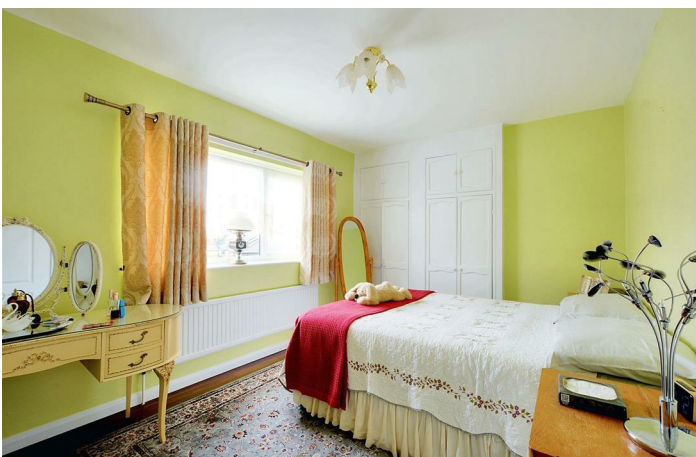
Situated within close proximity to a large variety of amenities including shops, public houses, schools, healthcare facilities and transport links.

This delightful property would be considered an ideal opportunity for a large variety of buyers including first time buyers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; an entrance space, living room, and breakfast kitchen to the ground floor. Then rising to the first floor are two double bedrooms and bathroom.

Outside the property to the front is a block paved driveway with gated side access to the rear garden. The rear is primarily lawned with a garage.

With the advantage of gas central heating throughout and UPVC double glazing this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed entrance door through to a carpeted entrance.

### Living Room

14'9" x 11'1" (4.51m x 3.38m )

Laminate flooring, with radiator, gas fireplace and UPVC double glazed window to the front aspect.

### Breakfast Kitchen

17'7" x 7'11" (5.36m x 2.43m )

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with tap, integrated electric oven with inset gas hob above and extractor fan over. Space and fittings for freestanding appliances to include fridge freezer and washing machine, tiled walls, access to the pantry cupboard, three UPVC double glazed windows and door to the rear garden.

### First Floor Landing

UPVC double glazed window to the side aspect and access to the loft hatch.

### Bedroom One

12'8" x 9'3" (3.88m x 2.84m )

Laminate flooring, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

### Bedroom Two

9'7" x 9'3" (2.94m x 2.84)

A carpeted room, with radiator, fitted storage cupboard housing the boiler and UPVC double glazed window to the rear aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above with glass shower screen, part tiled walls, heated towel rail and UPVC double glazed window to the rear aspect.

### Outside

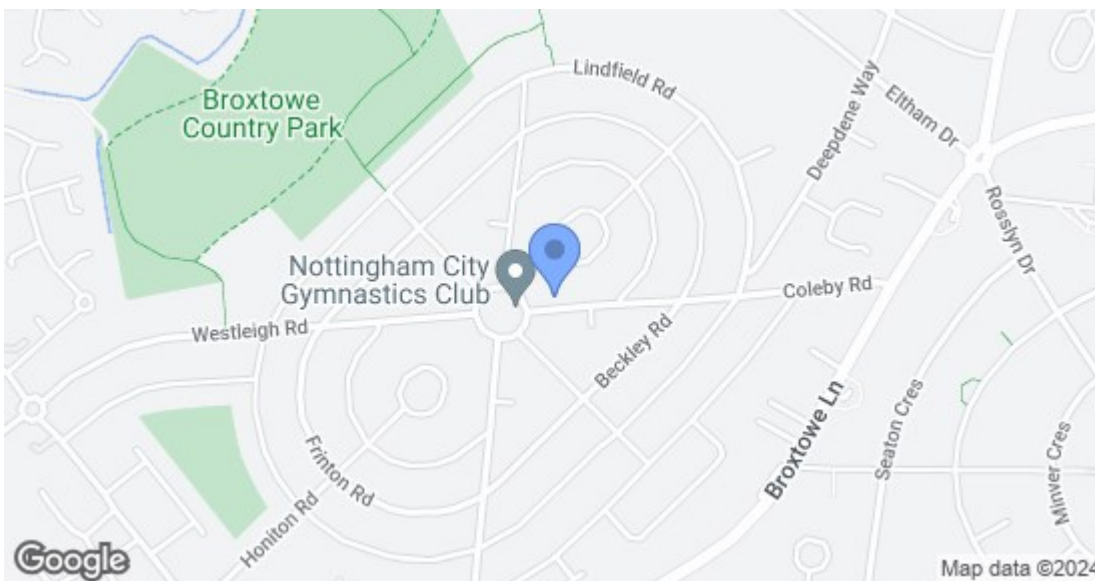
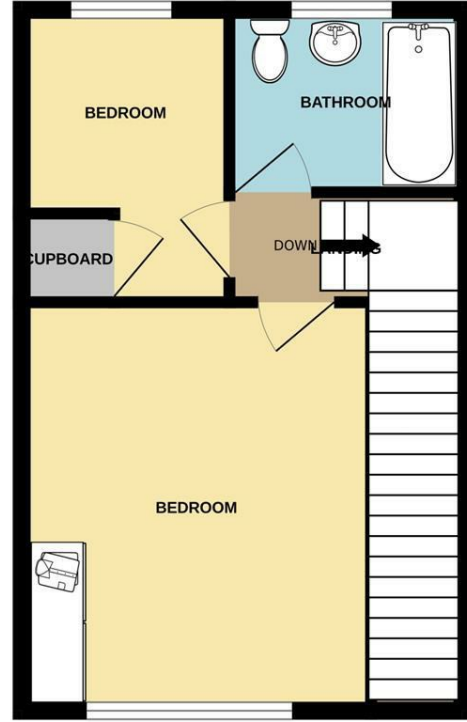
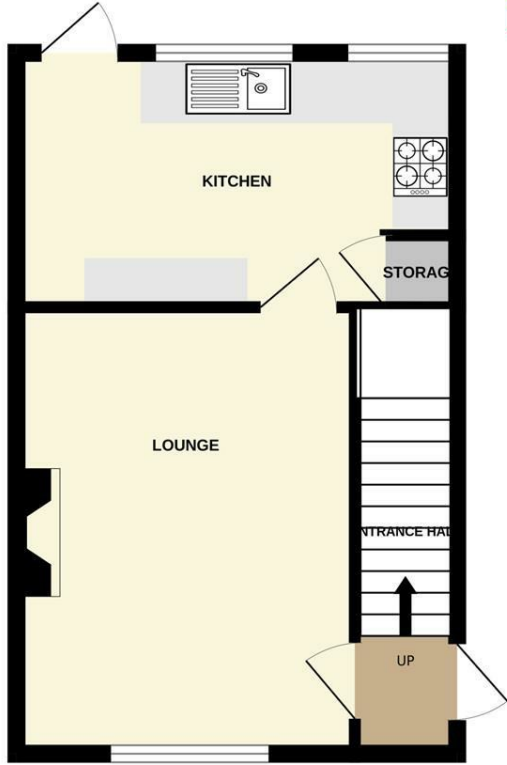
To the front of the property is a block paved driveway with ample off-street parking for multiple cars and gated side access to the rear. The rear is primarily lawned with flower bed surround and garage.

### Garage

With double garage doors to the front.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.