



**Colwick Manor Farm  
Colwick, Nottingham NG4 2DP**

A TWO BEDROOM PROPERTY WITH  
POTENTIAL FOR SALE IN COLWICK,  
NOTTINGHAM!

**Offers In The Region Of £170,000 Freehold**





Offered to the market with no upward chain, this two-bedroom end-of-terrace property is located in the ever-popular area of Colwick, Nottingham, close to a range of local amenities including schools, shops, excellent transport links, and the beautiful Colwick Country Park.

Requiring a degree of modernisation and TLC, this home presents a fantastic opportunity for first-time buyers, investors, or those looking to put their own stamp on a property.

As you step inside, you're welcomed into a spacious entrance hall which gives access to the kitchen/lounge/diner—a bright and versatile living space ideal for everyday living and entertaining. To the rear, a conservatory adds extra reception space and leads out to the enclosed rear garden, perfect for enjoying the warmer months.

Upstairs, you'll find two well-proportioned bedrooms along with a family bathroom.

Externally, the property benefits from a front garden, along with a driveway to the side providing off-street parking.

Early viewing is highly recommended on this is a fantastic opportunity not to be missed!



### Entrance Hallway

Composite entrance door to the side elevation leading into the entrance hallway comprising tiled flooring, staircase leading to the first floor landing, door leading to the lounge.

### Lounge

16'2" x 12'5" approx (4.93 x 3.79 approx)

UPVC double glazed bay fronted window to the front elevation, electric storage heater, archway leading through to the kitchen, carpeted flooring, fireplace.

### Kitchen

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

Linoleum flooring, UPVC double glazed window looking through to the conservatory, UPVC double glazed door to the conservatory, a range of wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap over, electric oven, electric hob, space and point for fridge freezer.

### Conservatory

12'4" x 8'7" approx (3.76 x 2.64 approx)

Tiled flooring, UPVC double glazed windows surrounding, UPVC double glazed French doors leading to the rear garden, power.

### First Floor Landing

UPVC double glazed window to the side elevation, access to the loft, doors leading off to:

### Bedroom One

9'4" x 12'5" approx (2.85 x 3.81 approx)

UPVC double glazed window to the front, electric storage heater, built-in storage cupboard.

### Bedroom Two

6'3" x 10'2" approx (1.93 x 3.11 approx)

UPVC double glazed window to the rear elevation, laminate floor covering, electric storage heater, coving to the ceiling.

### Bathroom

Handwash basin with mixer tap, tiled splashbacks, WC, bath with electric shower over, UPVC double glazed window to the rear elevation.

### Front of Property

To the front of the property there is a driveway providing off the road parking.

### Rear of Property

To the rear of the property there is an enclosed rear garden.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

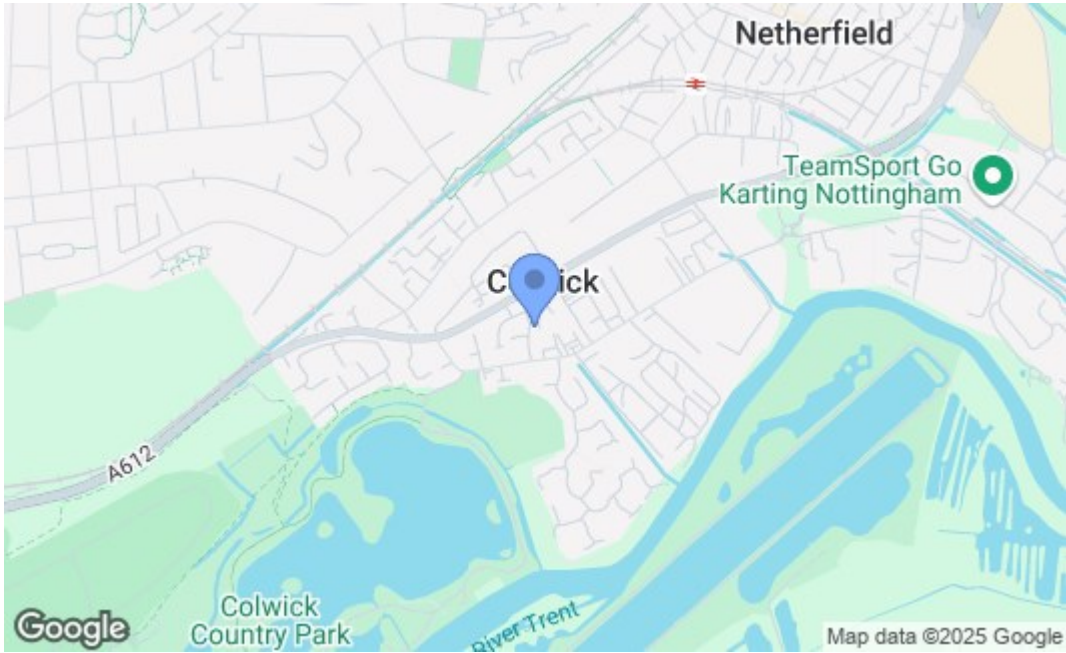
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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.