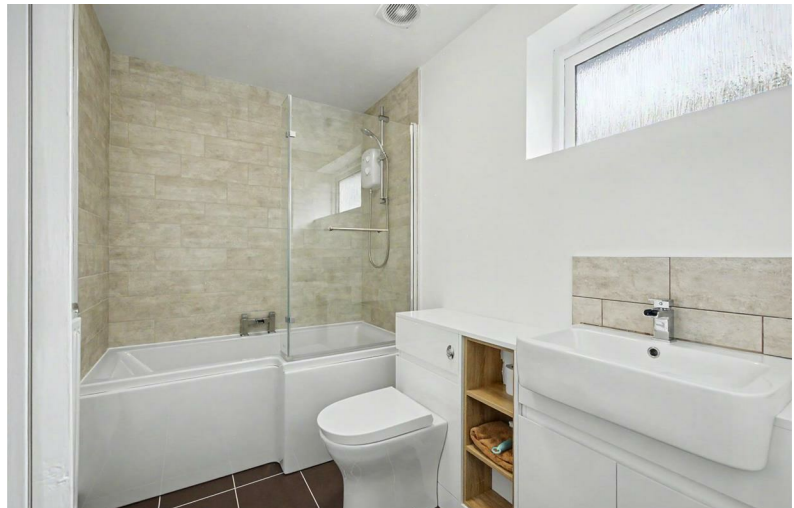




**Hotspur Drive  
Colwick, Nottingham NG4 2BS**

TWO BEDROOM FREEHOLD COACH HOUSE,  
WITH DRIVEWAY, GARAGE AND REAR GARDEN

**Guide Price £190,000 Freehold**



\*\*\*GUIDE PRICE 190,000-200,000\*\*\*

Robert Ellis are pleased to bring to the market this well-presented two-bedroom freehold coach house, positioned within a popular and convenient residential location in Colwick.

The property offers spacious and practical accommodation arranged over two floors, with an entrance lobby to the ground floor providing access to the integral garage and stairs rising to the first floor living accommodation. The garage is a particularly useful feature, benefitting from light, power, an up and over door to the front and a rear access door leading out to the garden.

To the first floor, the landing gives access to the main accommodation and provides a useful study nook or storage area, along with an airing cupboard housing the gas central heating combination boiler. There is a bright living room with a double glazed bay window to the front, a fitted kitchen with a range of wall and base units, integrated oven, gas hob, extractor hood and space for appliances.

There are two bedrooms, with the main bedroom benefitting from built-in storage and the second bedroom also having fitted mirrored wardrobes. The bathroom has been fitted with a modern three-piece suite, including a P-shaped bath with electric shower over, low level WC and vanity wash hand basin.

Outside, the property benefits from a driveway providing off-road parking to the front, while to the rear there is an enclosed garden with fencing to the boundaries and access back into the garage.

The property is situated in Colwick, within easy reach of local shops, amenities, transport links and Colwick Country Park, while also offering convenient access into Nottingham City Centre and surrounding areas.

Offered to the market with no upward chain, this property would make an ideal first-time purchase or buy-to-let investment.



### Entrance Lobby

6'2 x 6'10 approx (1.88m x 2.08m approx)

Wooden glazed entrance door to the front elevation, double glazed window to the front elevation, wall mounted radiator, wall mounted radiator, laminate flooring, staircase leading to the first floor landing, wall mounted electrical consumer unit, ceiling light point, panelled door leading through to the integrated garage.

### Garage

11'7 x 18'9 approx (3.53m x 5.72m approx)

This spacious garage benefits from having a door to the rear giving access to the rear garden, up and over door to the front elevation, light and power.

### First Floor Landing

25'1 x 5'06 approx (7.65m x 1.68m approx)

Double glazed window to the rear elevation, ceiling light points, loft access hatch, laminate flooring, wall mounted radiator, nook for a study area or additional storage, airing cupboard housing gas central heating combination boiler providing instant hot water and central heating to the property, panelled doors leading off to:

### Fitted Kitchen

9'6 x 7'05 approx (2.90m x 2.26m approx)

A range of matching wall and base units incorporating laminate worksurface over, sink with mixer tap, integrated oven with four ring gas hob over and extractor hood above, tiled splashbacks, space and plumbing for a washing machine, wall mounted radiator, space and point for a fridge freezer.

### Living Room

13'8 x 10' approx (4.17m x 3.05m approx)

Double glazed bay window to the front elevation, wall mounted radiator, laminate flooring, ceiling light point, coving to the ceiling.

### Bedroom One

13' x 10'9 approx (3.96m x 3.05m#2.74m approx)

Double glazed window to the front elevation, wall mounted radiator, ceiling light point, laminate flooring, built-in wardrobe providing useful additional storage space.

### Bedroom Two

8'1 x 8'2 approx (2.46m x 2.49m approx)

Double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling, laminate flooring, built-in wardrobes with mirrored doors.

### Bathroom

5'06 x 9'07 approx (1.68m x 2.92m approx)

Double glazed window to the rear elevation, modern contemporary bathroom comprising double ended P-Shaped panelled bath with electric shower over, low level flush WC, semi-recessed vanity wash hand basin and additional storage built in below, tiling to the floor, tiled splashbacks, wall mounted radiator, ceiling light point, extractor fan.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road vehicle hardstanding and pathway leading to the front entrance door.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with fencing to the boundaries, access door into the garage.

### 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 9mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

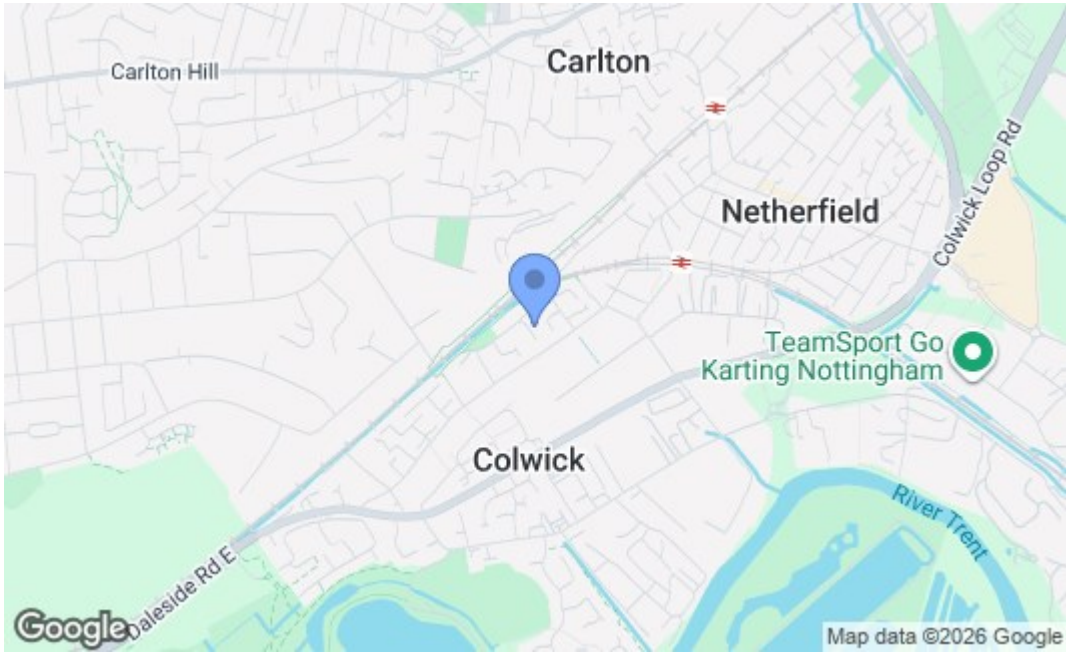
Flood Defences: No

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                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 75        |
| (55-68) D                                                       | 61      |           |
| (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.