



**Collison Street, Hyson Green, Nottingham, NG7 5AS**

Guide Price £175,000-£180,000 Freehold





## Collison Street, Hyson Green

2 Bedrooms, 1 Bathroom

Guide Price £175,000-£180,000

- Renovated Two Bedroom End Terrace
- Immaculately Presented Throughout
- Deceptively Spacious
- Popular Location
- Enclosed, Low Maintenance Rear Garden
- On Road Parking
- Council Tax Band A

GUIDE PRICE £175,000-£180,000. Recently renovated two double bedroom end terrace house situated in this popular location just a short distance from the City Centre. The accommodation briefly comprises of an entrance hall, living room, refitted kitchen/diner, two spacious double bedrooms and a refitted bathroom. Externally, there is a low maintenance, enclosed rear garden and on road parking is available to the front. Suiting first time buyers and investors alike, early viewing is strongly recommended.



**HALLWAY** 14' 3" x 5' 10" (4.34m x 1.78m) Accessed via an external door with tiled flooring, vertical column radiator, stairs rising to the first floor and fitted ceiling spotlights.

**LIVING ROOM** 14' 3" x 11' 4" (4.34m x 3.45m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, fire with surround and hearth and ceiling light.

**KITCHEN** 17' 7" x 8' 9" (5.36m x 2.67m) With a range of fitted high and low level units with a squared edge worktop over incorporating a sink and drainer, splashback, integrated electric oven, inset gas hob with extractor hood over, washing machine plumbing, tiled flooring, three uPVC double glazed windows to the rear elevations and external door to the rear garden, vertical column radiator and fitted ceiling spotlights.

**LANDING** With a fitted carpet, airing cupboard, loft hatch and ceiling light.

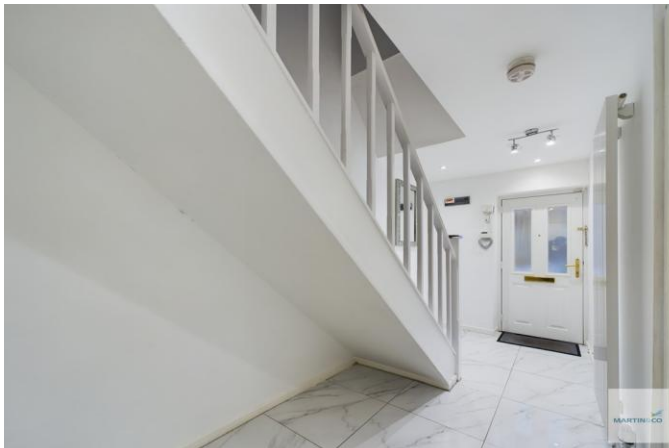
**MASTER BEDROOM** 14' 8" x 10' 10" (4.47m x 3.3m) With a fitted carpet, three uPVC double glazed windows to the front elevation, wall mounted radiator, large storage cupboard (also housing the boiler) and ceiling light.

**BEDROOM TWO** 12' 5" x 9' 6" (3.78m x 2.9m) With a fitted carpet, two uPVC double glazed windows to the rear elevation, wall mounted radiator and ceiling light.

**BATHROOM** With a double wide walk in shower with electric shower, low flush w.c., vanity wash hand basin, floor and full wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the rear elevation and fitted ceiling spotlights.

**EXTERNAL** The property enjoys an enclosed rear garden with artificial lawn, paved patio area, gate access, fenced and wall boundary. To the front is a small walled garden and on road parking is available.











Floor 0



Floor 1

Approximate total area<sup>®</sup>  
776.84 ft<sup>2</sup>  
Reduced headroom  
18.21 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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