



**£170,000**

**GUIDE PRICE  
THE ELMS  
COLWICK**



- MID TOWN HOUSE
- TWO BEDROOMS
- LIVING ROOM
- KITCHEN DINER
- CUL DE SAC POSITION
- PRIVATE PARKING
- EPC C



## Two-Bedroom Mid-Townhouse in a Quiet Cul-de-Sac

THIS MODERN TWO-BEDROOM MID-TOWNHOUSE IS NESTLED IN A QUIET CUL-DE- SAC, WHILE ALSO REMAINING CLOSE TO A WEALTH OF AMENITIES. THE PROPERTY BENEFITS FROM TWO DESIGNATED PARKING SPACES AND A MANAGEABLE PRIVATE REAR GARDEN. CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF NETHERFIELD TOWN CENTRE, IT PROVIDES EASY ACCESS TO A VARIETY OF SHOPS AND EXCELLENT TRANSPORT LINKS, INCLUDING ITS OWN TRAIN STATION IDEAL FOR COMMUTERS.

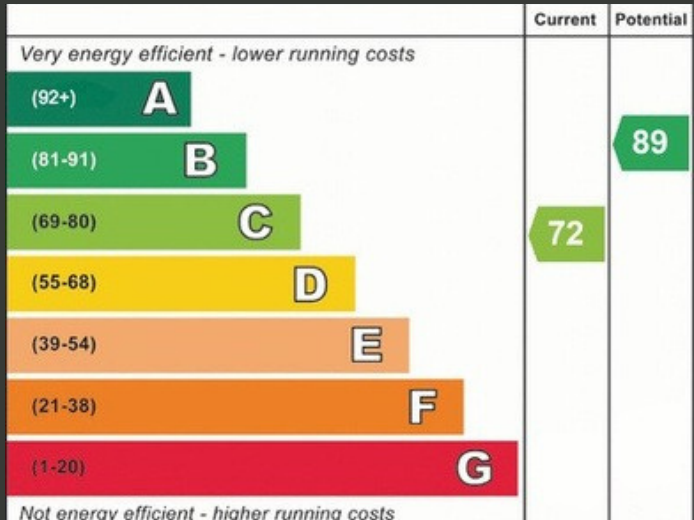
UPON ENTRY A DOOR OPENS INTO THE SPACIOUS LOUNGE, WHICH IS BATHED IN NATURAL LIGHT FROM A BAY WINDOW AT THE FRONT. AN OPEN STAIRCASE LEADS TO THE FIRST FLOOR, WHILE A CHARMING FEATURE BRICK CHIMNEY WITH A QUARRY-TILED HEARTH ADDS CHARACTER TO THE SPACE.

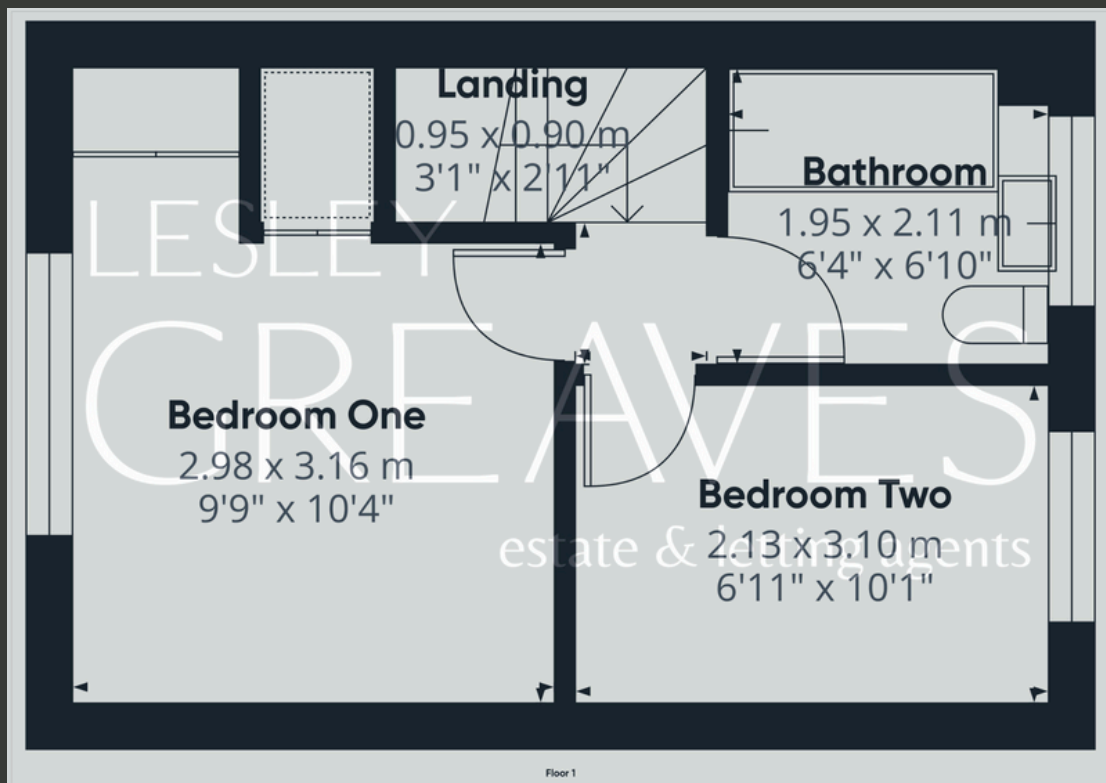
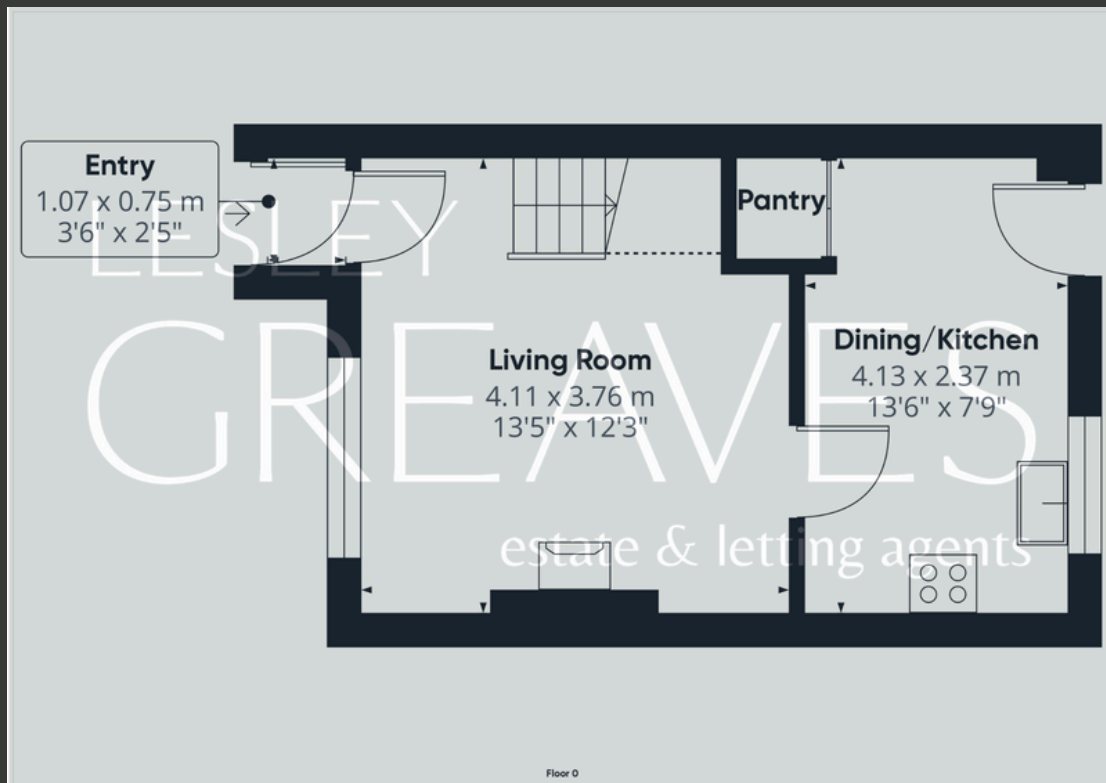
THE DINING KITCHEN IS WELL-EQUIPPED WITH A RANGE OF FITTED WALL AND BASE UNITS, COMPLEMENTED BY WORK SURFACES. A FREESTANDING GAS COOKER, PLUMBING FOR A WASHING MACHINE AND SPACE FOR A FRIDGE-FREEZER ENHANCE FUNCTIONALITY, WHILE A PANTRY CUPBOARD AND A LARDER HOUSING THE BOILER PROVIDE ADDITIONAL STORAGE. A DOUBLE-GLAZED WINDOW OVERLOOKS THE REAR GARDEN AND A DOOR OFFERS DIRECT ACCESS OUTSIDE.

UPSTAIRS, TWO WELL-PROPORTIONED BEDROOMS PROVIDE COMFORTABLE LIVING SPACE. THE FIRST BEDROOM BENEFITS FROM A DOUBLE-GLAZED WINDOW TO THE FRONT, AN AIRING CUPBOARD HOUSING THE HOT WATER CYLINDER AND A SEPARATE BUILT-IN DOUBLE WARDROBE. THE SECOND BEDROOM ENJOYS VIEWS OF THE REAR GARDEN. THE FAMILY BATHROOM IS FITTED WITH A WHITE SUITE COMPRISING A LOW-FLUSH WC, A PEDESTAL WASH HAND BASIN AND A PANELLED BATH WITH A MAINS-FED SHOWER.

EXTERNALLY, THE PROPERTY FEATURES AN OPEN LAWNED GARDEN AT THE FRONT, WHILE THE PRIVATE REAR GARDEN BOASTS A DECKED SEATING AREA, A LAWN AND GATED PEDESTRIAN ACCESS OFFERING A DELIGHTFUL OUTDOOR RETREAT.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 52 SQ METERS





Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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