



58 Candle Meadow, Colwick Park – NG2 4DX

Guide Price £160,000



58 Candle Meadow

Colwick Park, Nottingham

Mid-town house with no chain – close to amenities, bus links to the City & Colwick Country Park! Ideal first-time buy or investment with 3 reception rooms, 3 double beds, southerly garden & carport!

Council Tax band: A

Tenure: Freehold

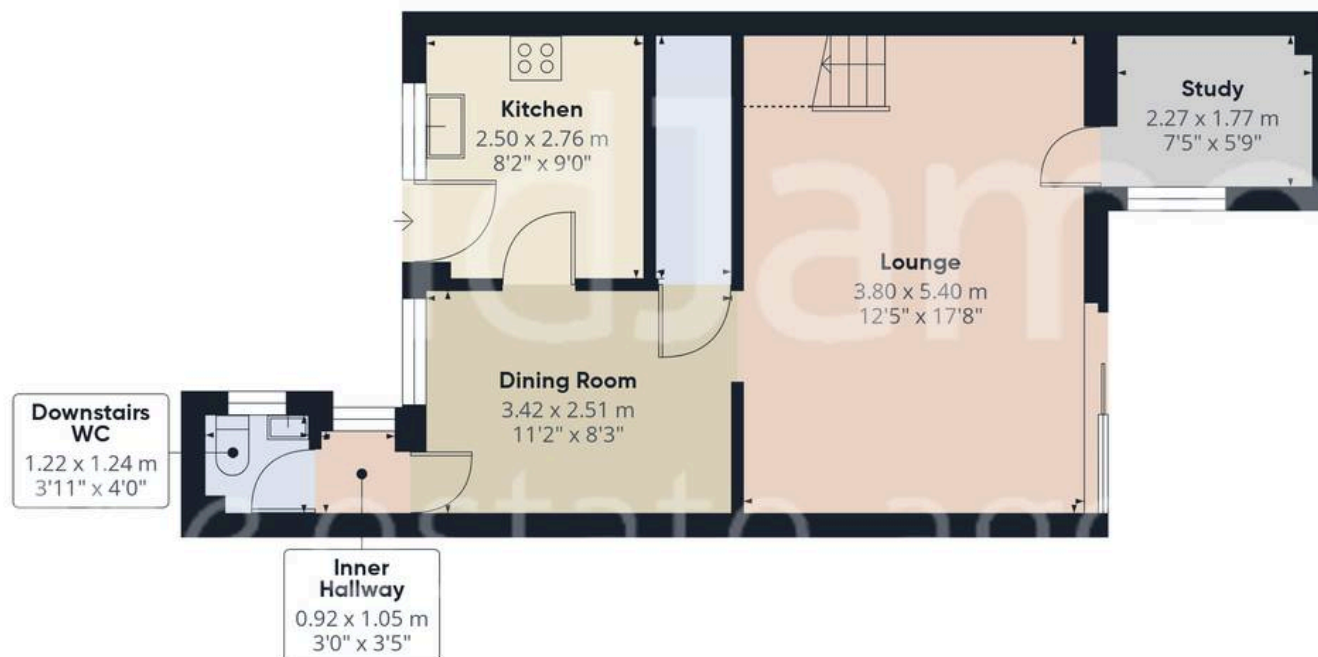
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

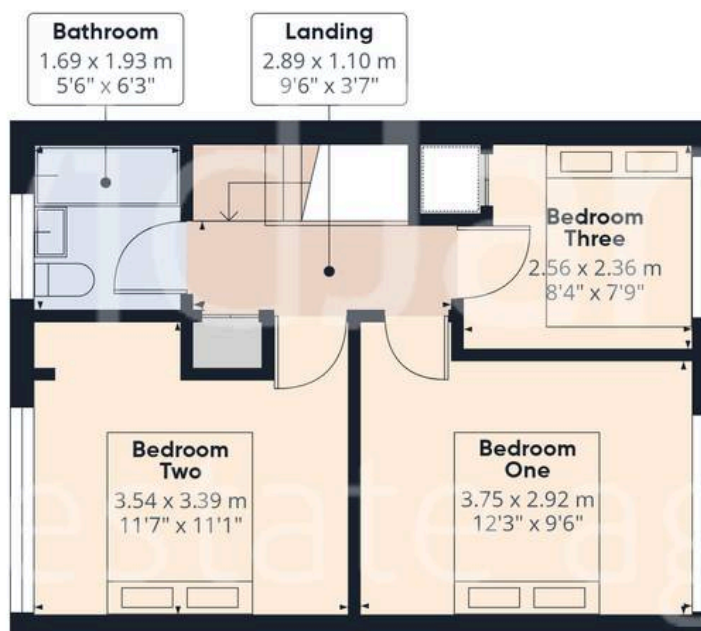
- Three-bedroom mid-town house with no upward chain
- Close to local amenities and regular transport links with the wide-open spaces of Gedling Country Park close by
- Great option for first-time buyers or investor looking for a well-connected part of Nottingham
- Fitted kitchen with a good range of base and wall units with a freestanding cooker and hob, washer and fridge freezer included in the sale
- Separate spacious dining room with downstairs WC
- Bright and inviting lounge with feature fireplace and separate study
- Three-well-proportioned bedrooms (including two good-sized doubles)
- Three-piece bathroom suite with electric shower over the bath
- Lovely south-westerly facing rear garden with lawned area, established planting, patio and a pergola
- Low maintenance front garden with carport and double gates for added security







Floor 0



Floor 1

Approximate total area⁽¹⁾

80.7 m²

869 ft²

Reduced headroom

1.3 m²

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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