



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

£180,000

Tel: 0115 9680268



- Modern Mid Town House
- Two Bedrooms
- Private Rear Garden
- Off Road Parking & Garage
- Extremely Popular Location
- Quiet Residential Location

A great investment, this two bedroom town house is perfect for first time buyers or investors looking for a property that's easy to maintain but offers everything you need to move in, sit back and relax. Coming located in the extremely popular location of Colwick.

The accommodation comprises an entrance hall, neutral kitchen with plenty of storage and a deceptively spacious living room to the rear. To the first floor landing there are two bedrooms and a bathroom with three piece suite.

Externally, this property stands in a well positioned place on a quiet residential cul-de-sac. There is a driveway which provides off road parking and the added bonus of a garage. To the front of the property there is a small lawned garden with central path opening toward the front door and bin storage under the open storm porch. To the rear of the property there is a substantial private rear garden which is both gravelled and artificially turfed with secure fencing to all boundaries.

ENTRANCE HALL

w: 3.05m x l: 1.73m (w: 10' x l: 5' 8")
With a radiator, ceiling light point and stairs providing access to the first floor landing.

KITCHEN

w: 2.92m x l: 1.68m (w: 9' 7" x l: 5' 6")
A fitted kitchen with wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Free standing cooker with extractor hood over, free standing fridge freezer. There is also a ceiling light point and a double glazed window to the front elevation.

LOUNGE DINER

w: 4.34m x l: 3.56m (w: 14' 3" x l: 11' 8")
A spacious reception room to the rear of the property with a radiator, two ceiling light points, understairs storage cupboard and sliding patio doors providing access onto the rear garden.

FIRST FLOOR LANDING

w: 2.16m x l: 1.83m (w: 7' 1" x l: 6')
With a ceiling light point.

BEDROOM ONE

w: 2.92m x l: 2.79m (w: 9' 7" x l: 9' 2")
A double bedroom with internally built wardrobes. There is a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM TWO

w: 2.95m x l: 2.34m (w: 9' 8" x l: 7' 8")
A second bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BATHROOM

w: 2.16m x l: 1.65m (w: 7' 1" x l: 5' 5")
With a three piece suite comprising a panelled bath with shower over, wash hand basin and a Low flush WC. There is also a radiator, part tiled walls and an extractor fan.

OUTSIDE

Externally, this property stands in a well positioned place on a quiet residential cul-de-sac. There is a driveway which provides off road parking and the added bonus of a garage. To the front of the property there is a small lawned garden with central path opening toward the front door and bin storage under the open storm porch. To the rear of the property there is a substantial private rear garden which is both gravelled and artificially turfed with secure fencing to all boundaries.

GARAGE

With up and over door.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

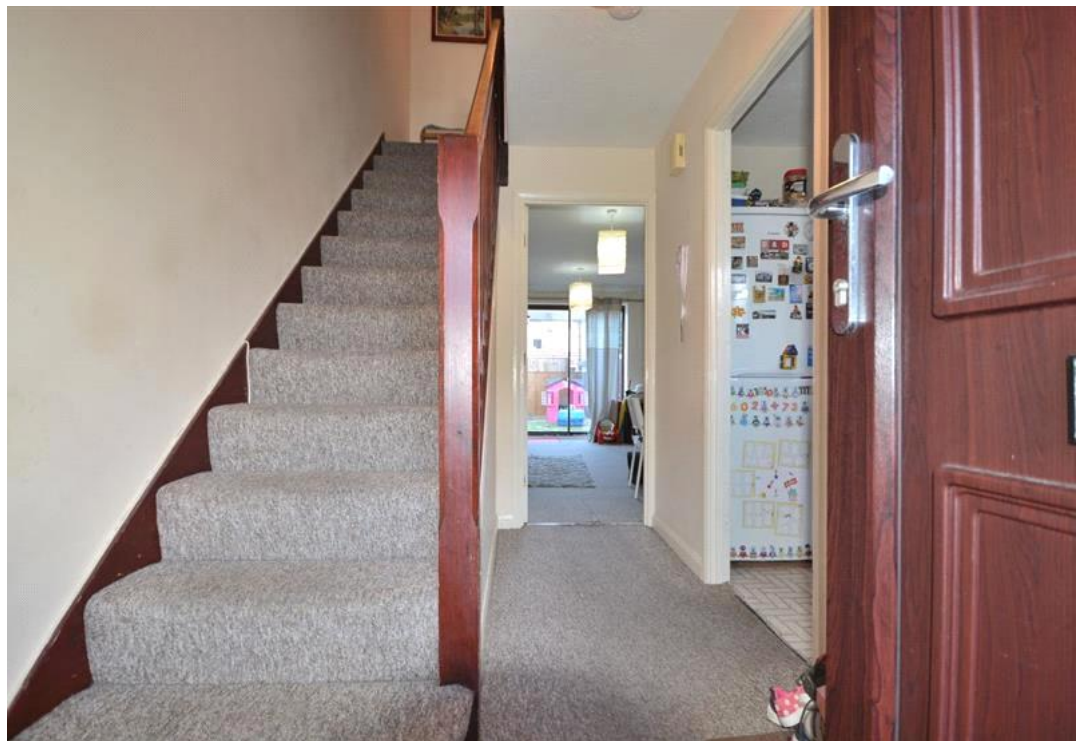
The property is being sold as a freehold property with vacant possession upon completion.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.











Viewing by appointment only
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