



6 Revena Close

Colwick | NG4 2BR | Guide Price £179,950

ROYSTON
& LUND

- ***GUIDE PRICE:
£179,950 - £184,950***
- Close By To Numerous Amenities
- Downstairs WC
- Opportunity To Put Your Own Stamp On Things
- EPC Rating - D
- Two Bedrooms, NO CHAIN
- Excellent Transport Links
- Integrated Kitchen Appliances
- Generous Size Rear Garden
- Freehold - Council Tax Band - B





****NO CHAIN****

*****GUIDE PRICE RANGE £179,950 - £184,950*****

Royston and Lund are delighted to bring to the market this two bedroom semi detached property located in Colwick. Situated close by to numerous amenities being a short drive from Netherfield retail park, as well as having excellent transport links into the city centre. This property would be a great fit for a first time buyers or a growing family.

Interior accommodation comprises of a generous size living room with a front aspect window letting in lots of natural light. The kitchen is ample in size with integrated appliances such as an oven, hob and extractor fan. The kitchen also lends itself to a downstairs WC and rear door leading to the back garden.

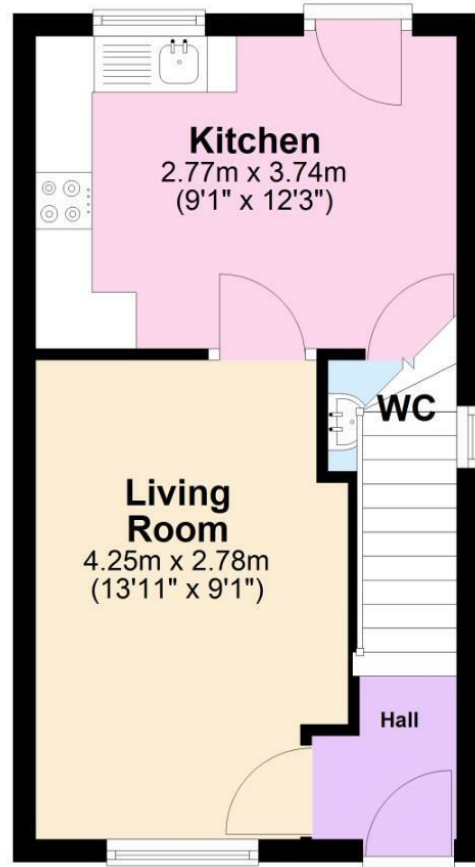
To the first floor there are two well proportioned bedrooms. Both bedrooms have access to the family bathroom.

Facing the property there is ample off street parking to the right aspect due to a double tandem driveway and to the rear there is a generous size garden with patio and lawn area perfect for the summer months. The garden also has a shed convenient for storage and is enclosed by fenced borders.



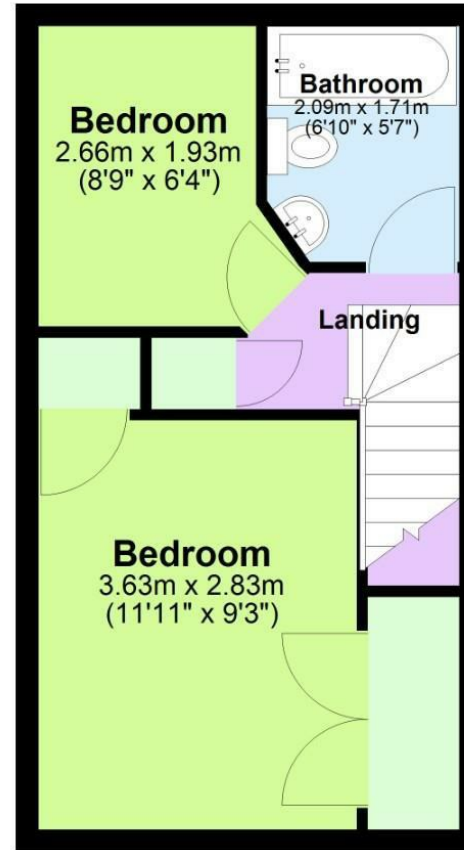
Ground Floor

Approx. 26.6 sq. metres (286.8 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.8 sq. feet)



Total area: approx. 53.3 sq. metres (573.6 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(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 (CO₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**