



## 80 The Elms, Colwick – NG4 2GW

Guide Price £160,000 – £180,000



## 80 The Elms

Colwick, Nottingham

Offered with no upward chain, this end townhouse sits within easy reach of Victoria Retail Park, Colwick Country Park and Nottingham City Centre. An ideal first-time purchase or investment buy!

Council Tax band: B

Tenure: Freehold

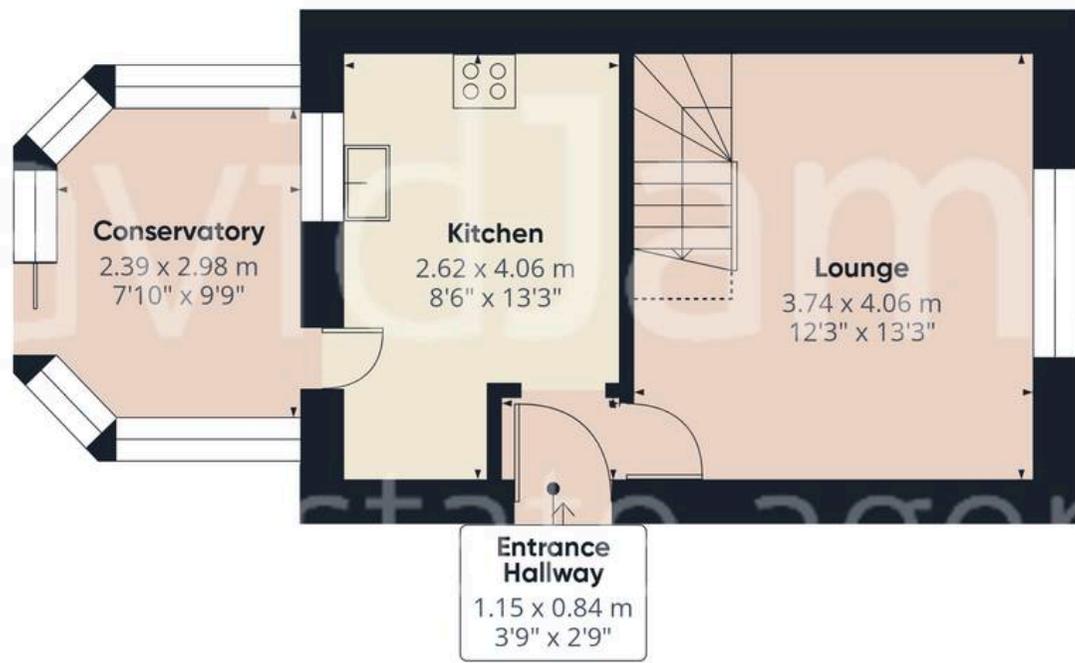
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- End townhouse in a cul-de-sac position
- Offered to the market with no upward chain
- Minutes from Colwick Country Park and Victoria Retail Park
- Spacious lounge with a feature fireplace
- Modern kitchen with timber-effect units paired with black marble-effect worktops
- Bright and versatile conservatory
- Two double bedrooms (both with in-built storage)
- Bathroom with white suite and an electric overbath shower
- Low-maintenance rear garden with paving and decking
- Allocated parking space to the front







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

55.7 m<sup>2</sup>  
600 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



## David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • [carlton@david-james.com](mailto:carlton@david-james.com) • [www.david-james.com](http://www.david-james.com)

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