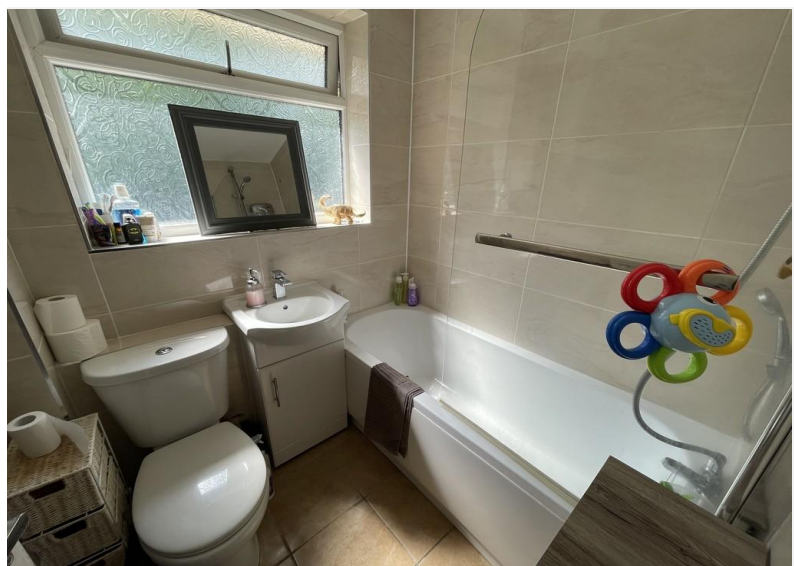
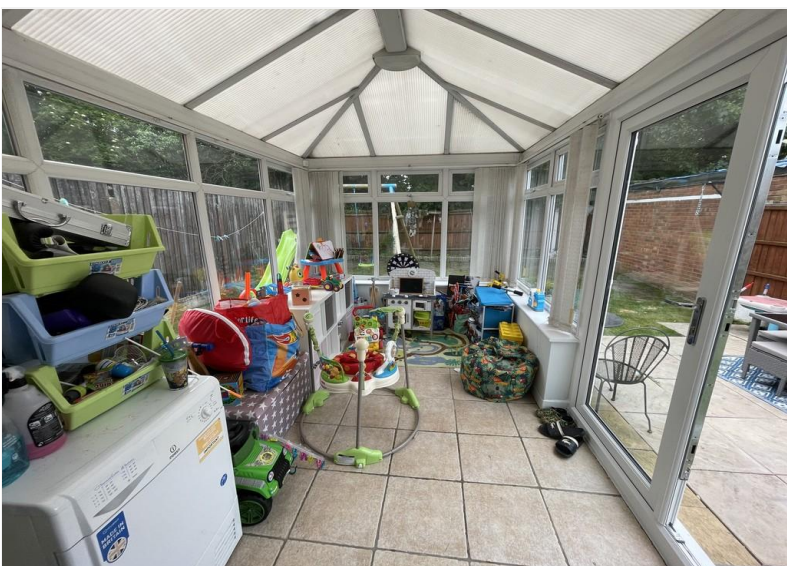




Offers In Excess Of £200,000

Valeside Gardens, Colwick, Nottingham NG4 2EN

EPC Rating D



Well presented end terrace house with a block paved and gravelled driveway to the front and a garage within a block close by. In brief, the accommodation comprises a porch, an L shape lounge diner, conservatory and a modern re-fitted kitchen. To the first floor there are three bedrooms and a three piece white bathroom suite. The property occupies a wider than average plot offering scope for extension, subject to the necessary approval. The lawned garden to the rear continues at the side and there is also a paved patio area. Colwick has a range of local amenities close by including shops and restaurants and Colwick Country Park is close by, offering approximately 250 acres of woodland and lakes to walk around as well as water sports, fishing and a marina. The property is close to great transport links and is only a short drive to the nearby retail park with a wide variety of shopping yet still close to the City Centre itself.

- Council tax band A

PORCH 7' 4" x 2' 9" (2.24m x 0.85m)

LOUNGE/DINER 24' 11" x 13' 2" (7.6m x 4.02m reducing to 2.60m)

CONSERVATORY 12' 1" x 7' 5" (3.68m x 2.26m)

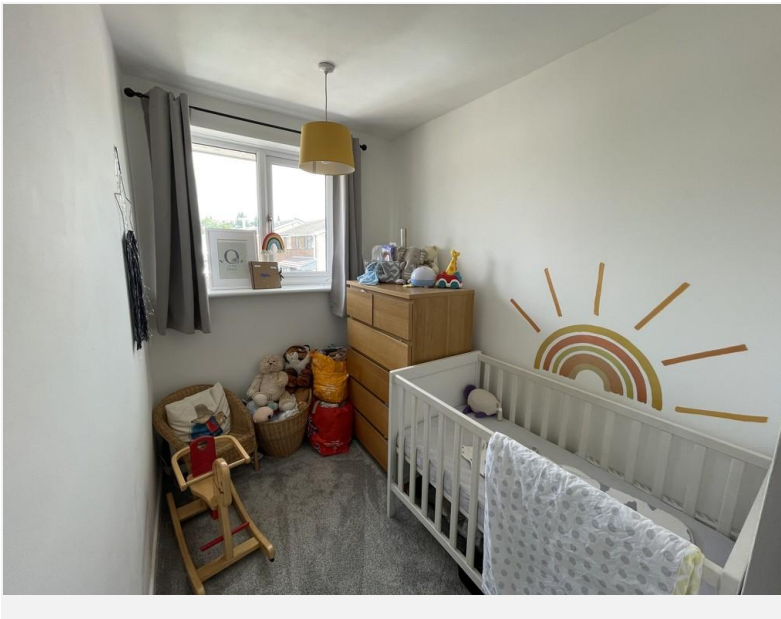
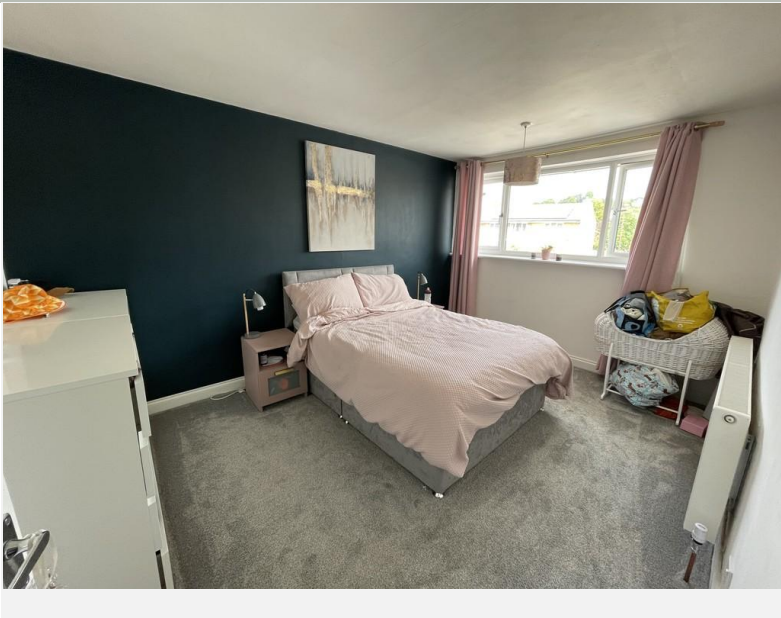
KITCHEN 10' 7" x 6' 9" (3.23m x 2.06m)

BEDROOM ONE 13' 8" x 9' 11" (4.17m x 3.03m)

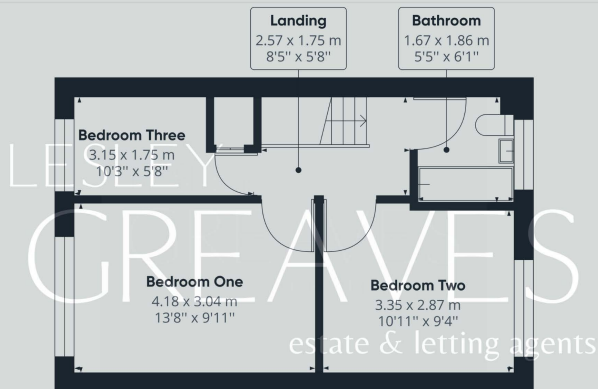
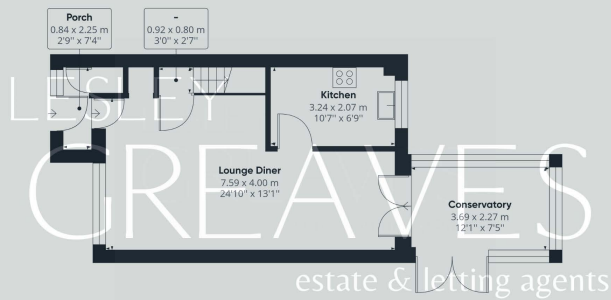
BEDROOM TWO 10' 11" x 9' 4" (3.33m x 2.84m)

BEDROOM THREE 10' 3" x 5' 8" (3.12m x 1.75m into recess)

BATHROOM 6' 1" x 5' 5" (1.85m x 1.66m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: A

LOCAL AUTHORITY: Gedling Borough Council

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NG4 3HP

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Company Registration Number: 5773186 | VAT Number: 917862296