



Guide Price £155,000

Vale Road, Colwick, Nottingham NG4 2GN

EPC Rating D



Terraced house offered for sale with no upward chain, complete with current electrical and gas safety certificates offering piece of mind for potential buyers. To the front is a gravelled area, offering potential for parking, subject to the necessary permission. In brief the property spans two floors and comprises two reception rooms and a modern kitchen to the ground floor, a white three piece bathroom and two double bedrooms to the first floor. To the rear is a lawn garden with fencing to the perimeters and gated access. The property has uPVC double glazed windows and a composite back door. Colwick and nearby Netherfield Town Centre have 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.

- Freehold

LIVING ROOM 11' 3" x 10' 10" into recess (3.43m x 3.3m)

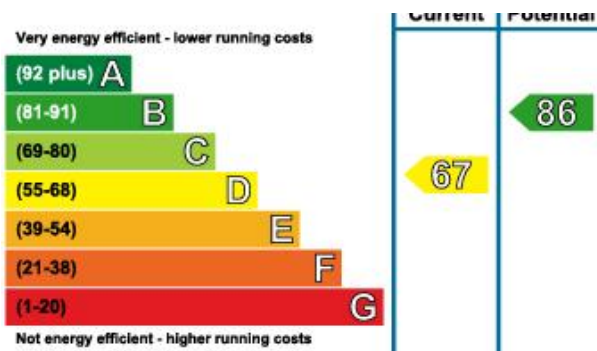
DINING ROOM 12' 4" x 10' 10" into recess (3.76m x 3.3m)

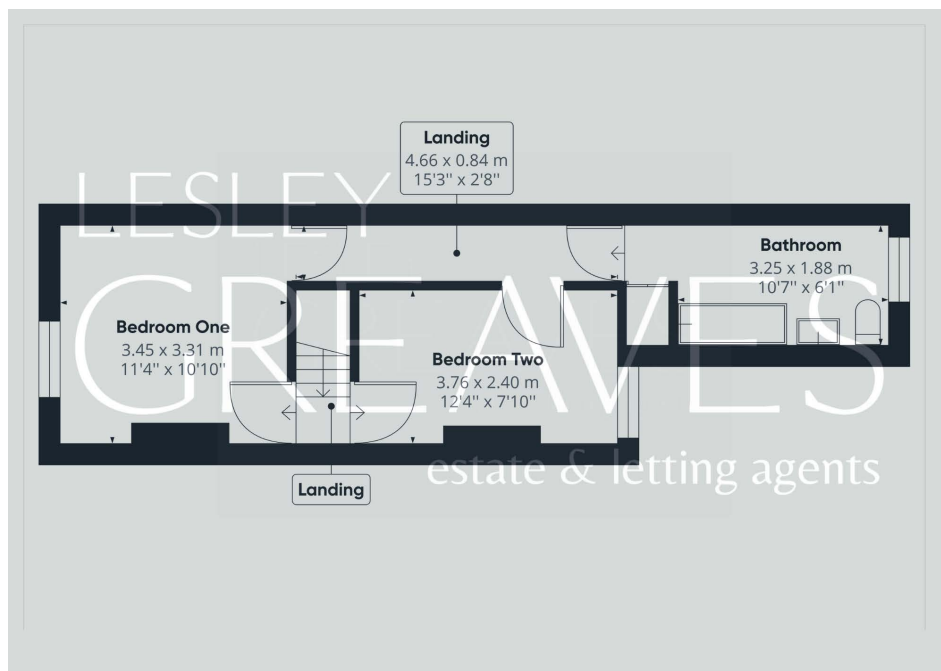
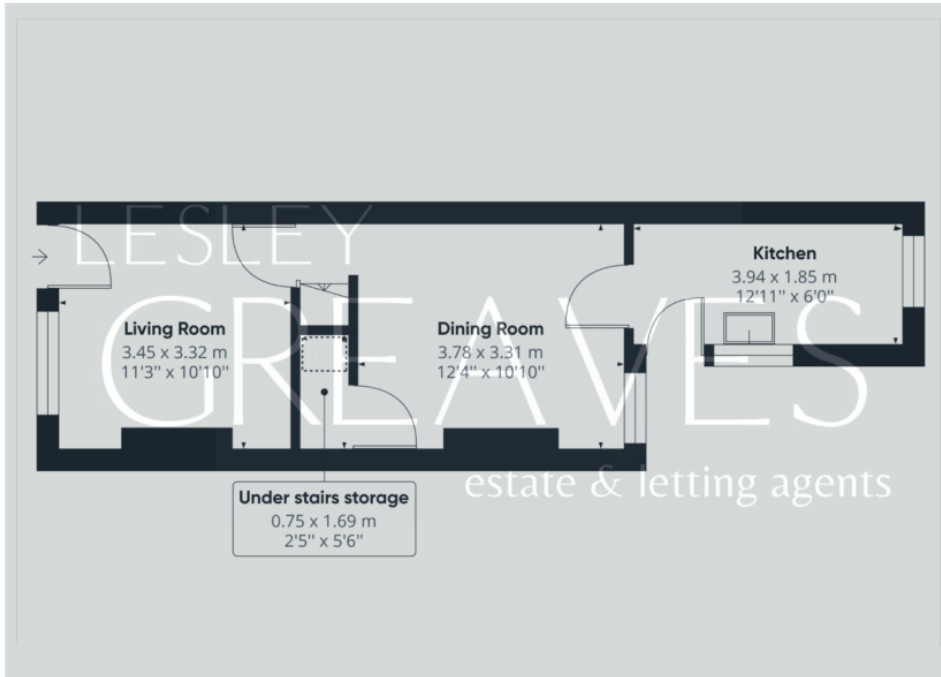
KITCHEN 12' 11" x 6' 0" (3.94m x 1.83m)

BEDROOM ONE 11' 4" x 10' 10" into recess (3.45m x 3.3m)

BEDROOM TWO 12' 4" x 7' 10" into recess (3.76m x 2.39m)

BATHROOM 10' 7" x 6' 1" (3.23m x 1.85m)





COUNCIL TAX BAND: A

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us
www.lesleygreaves.co.uk
sales@lesleygreaves.co.uk
0115 987 7337

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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