



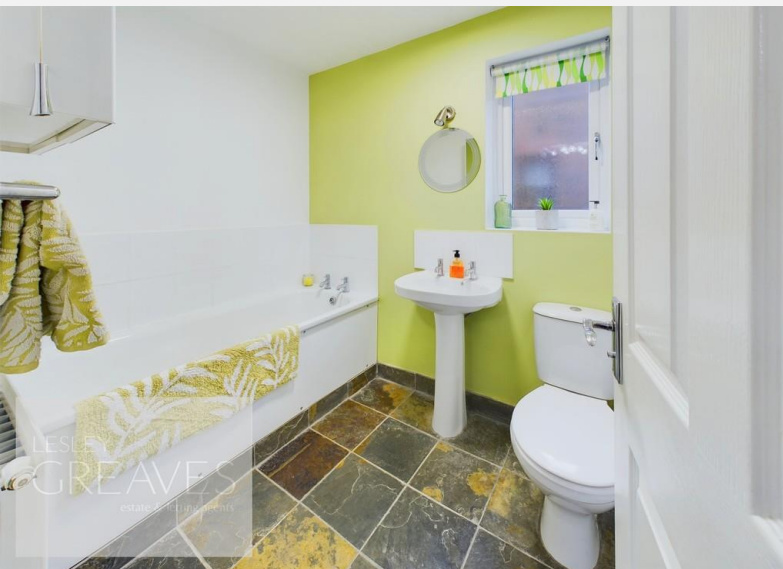
£249,950

Spray Close, Colwick, Nottingham NG4 2GT

EPC Rating C



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A modern three bedroom semi detached house, the original garage has been converted by the current owners into a dining room.

In brief the property comprises of a modern kitchen with white units, integral appliances and a free standing American fridge freezer. There is a separate dining room from the kitchen and to the rear a good sized living room with patio doors leading to the rear garden.

To the first floor is a family bathroom, three bedrooms with the master bedroom having an en-suite shower room.

To the front of the property there is a driveway and to the rear is a paved patio and lawn garden.

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.

KITCHEN 3' 37" x 2' 86" (1.85m x 2.79m)

DINING ROOM 5' 18" x 2' 41" (1.98m x 1.65m)

LIVING ROOM 3' 25" x 5' 54" (1.55m x 2.9m)

HALLWAY 0' 95" x 1' 92" (2.41m x 2.64m)

BATHROOM 2' 18" x 1' 71" (1.07m x 2.11m)

BEDROOM ONE 2' 30" x 3' 73" (1.37m x 2.77m)

ENSUITE 1' 32" x 1' 70" (1.12m x 2.08m)

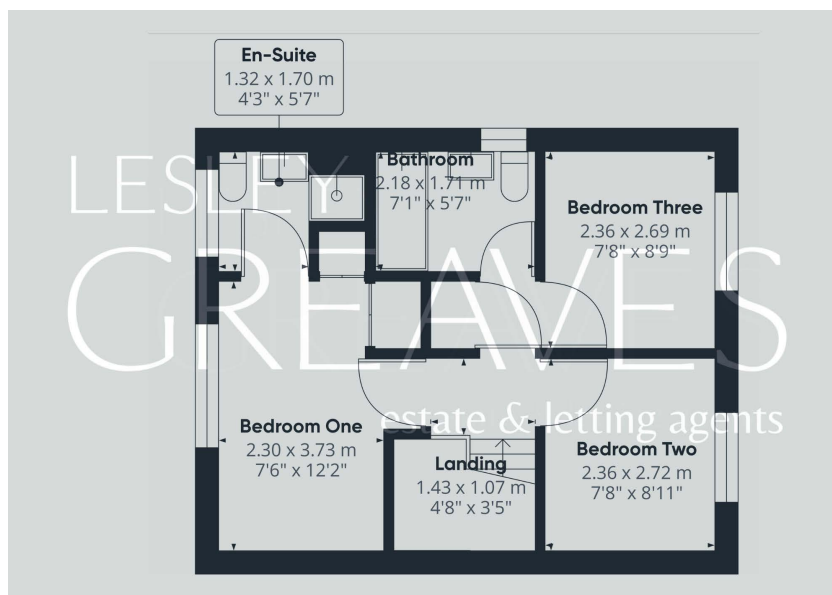
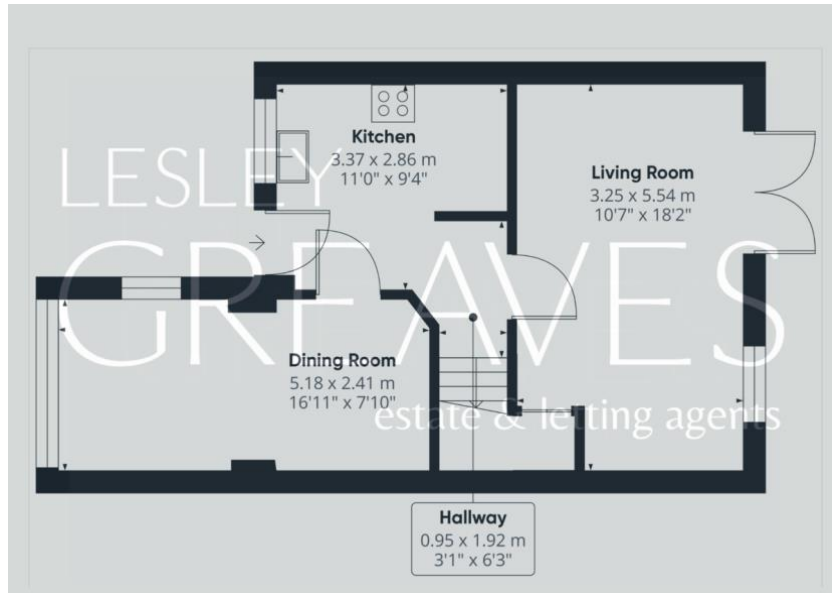
BEDROOM TWO 2' 36" x 2' 72" (1.52m x 2.44m)

BEDROOM THREE 2' 36" x 2' 69" (1.52m x 2.36m)

- Freehold
- Council tax band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

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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 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