



491 Valley Road, Nottingham - NG5 1HZ

Guide Price **£260,000**





491 Valley Road

Nottingham, Nottingham

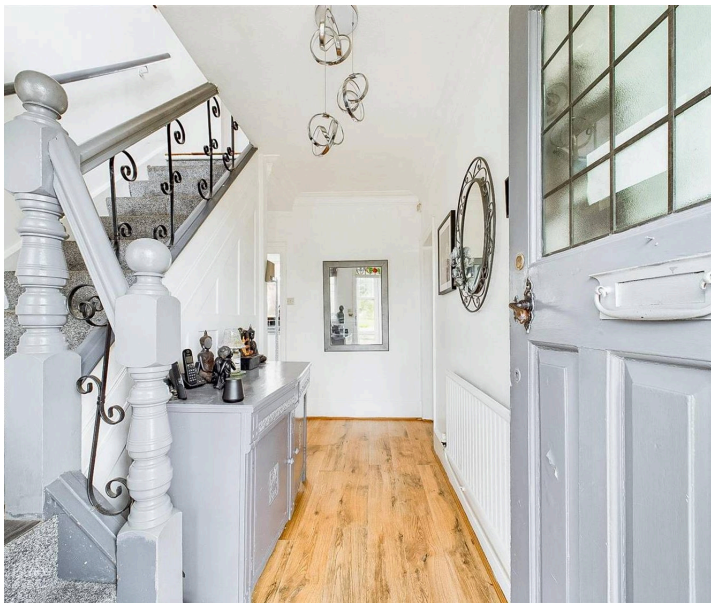
Council Tax band: C

Tenure: Freehold

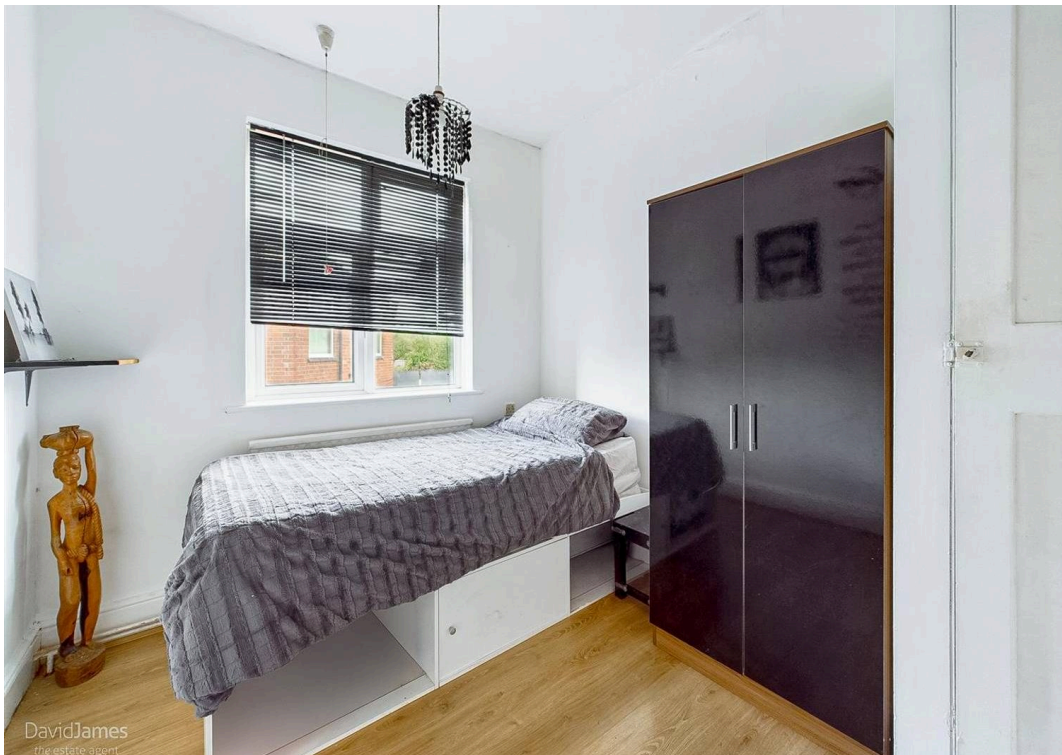
EPC Energy Efficiency Rating: E

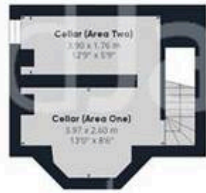
EPC Environmental Impact Rating: E

- Generous detached family home
- Within easy reach of excellent nearby amenities, schools and transport links
- Prime Ring Road location for excellent connectivity
- Spacious entrance hall with high ceilings
- Modern galley-style kitchen with integrated appliances
- Two good-sized reception rooms with large bay windows
- Contemporary family bathroom with a separate WC
- Rear garden and generous frontage
- Driveway for two vehicles and separate garage









Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾

110.65 m²

1191.03 ft²

(1) Excluding balconies and terraces.

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.

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.