



31 Vale Road, Colwick – NG4 2GL
£265,000



31 Vale Road

Colwick, Nottingham

Beautifully-presented 4 bed end terrace family home conveniently positioned for access to the City and Colwick Country Park. 2 reception spaces, superb kitchen and a generous southerly facing garden!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

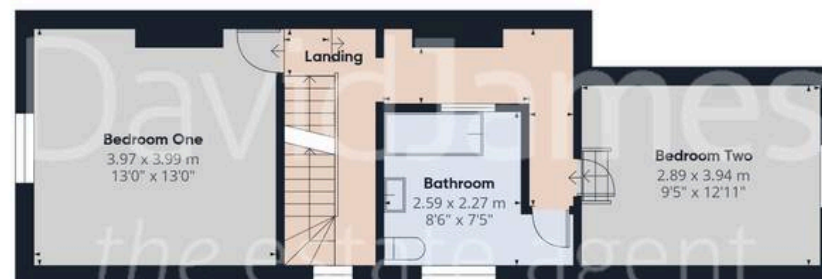
- Well-presented end of terrace home
- Available with no upward chain
- Offers family-sized accommodation over three storeys
- Bright and spacious lounge with a feature fireplace
- Stunning open plan dining kitchen with integrated cooking appliances
- Four well-proportioned bedrooms across the first and second floors
- First floor family bathroom with a three-piece white suite
- Generous south-easterly facing garden with patio space, lawn and established trees
- Shared driveway leading to gated hardstanding parking space
- Frequent bus services to the City on the doorstep and within easy reach of the stunning Colwick Country Park







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

119.7 m²

1289 ft²

Reduced headroom

2.2 m²

23 ft²

(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.

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