



469 Valley Road, Nottingham, NG5 1HZ

Asking Price £240,000

- Traditional Three Bedroom Detached House
- Three Good Size Bedrooms
- Front Garden
- Detached Garage
- Lounge and Dining Room
- First Floor Bathrooms
- Driveway
- Large Tiered Rear Garden

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Traditional, Spacious Three Bedroom Detached House. Lounge and Dining Room. Kitchen. Three Good Size Bedrooms and a first floor Bathroom. Front Garden. Driveway. Detached Rear Garage. Extensive Tier Rear Garden.



Council Tax Band: C



Porch

Entrance Hall

Doors to the Lounge, Dining Room and Kitchen. Stairs to the first floor landing.

Lounge

Bay window to the front elevation.

Dining Room

Window to the rear. Radiator.

Kitchen

A range of base and wall units with space for electric oven and washing machine. Wall mounted gas combination boiler. Windows to the side and rear. Door to the side elevation.

First Floor Landing

Doors to all bedrooms and the bathroom and W.C.

Master Bedroom

Bay window to the front elevation. Radiator.

Bedroom

Window to the rear elevation. Radiator.

Bedroom

Window to the front elevation. Radiator.

Bathroom

With shower cubicle, sink and bath. Window to the rear.

W.C

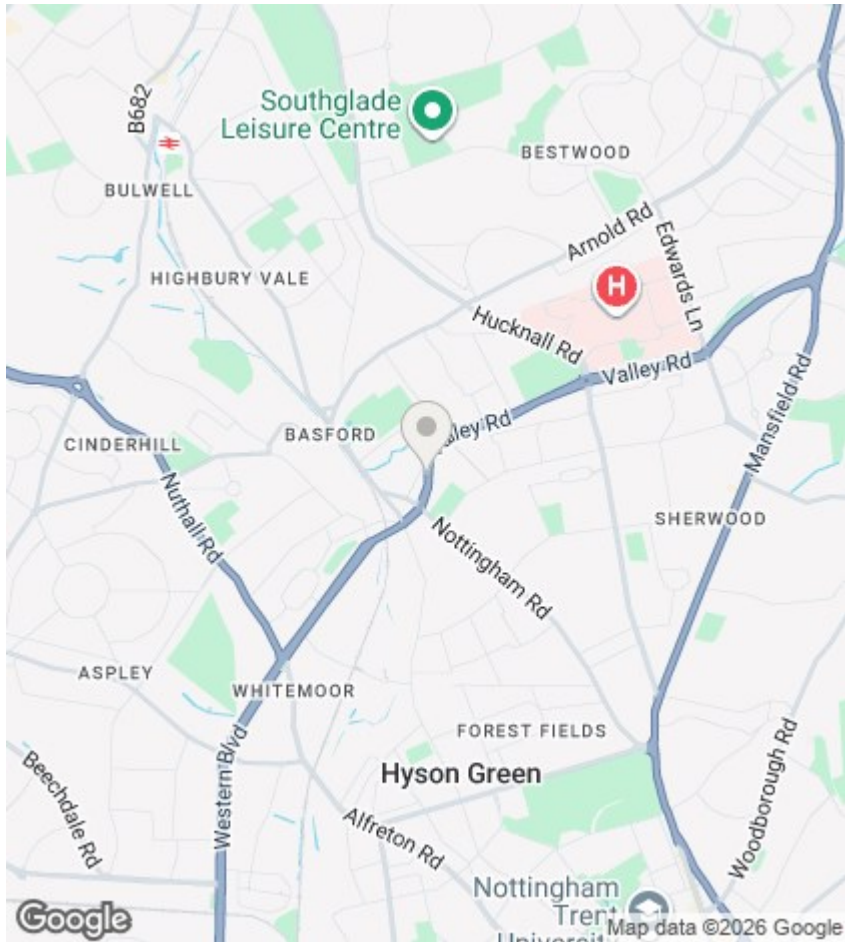
Toilet. Window to the side.

Exterior

Front and Rear Gardens. Detached Rear Garage. Driveway.







Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

