



£180,000

OFFERS IN EXCESS

VALE ROAD
COLWICK

- TWO DOUBLE BEDROOMS
- GENEROUS GARDEN
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- POPULAR LOCATION
- EPC D



Two-Bedroom Home In A Popular Location

THIS TWO-BEDROOM HOME OFFERS SPACIOUS ACCOMMODATION MAKING IT AN IDEAL PURCHASE FOR FIRST-TIME BUYERS OR INVESTORS.

SITUATED WITHIN A POPULAR AND CONVENIENT LOCATION, THE PROPERTY IS WELL PLACED FOR A RANGE OF LOCAL AMENITIES, RETAIL PARKS AND EXCELLENT TRANSPORT LINKS, PROVIDING EASY ACCESS INTO NOTTINGHAM CITY CENTRE. COLWICK COUNTRY PARK IS ALSO WITHIN EASY REACH, OFFERING PICTURESQUE WALKS AND OUTDOOR RECREATIONAL SPACE.

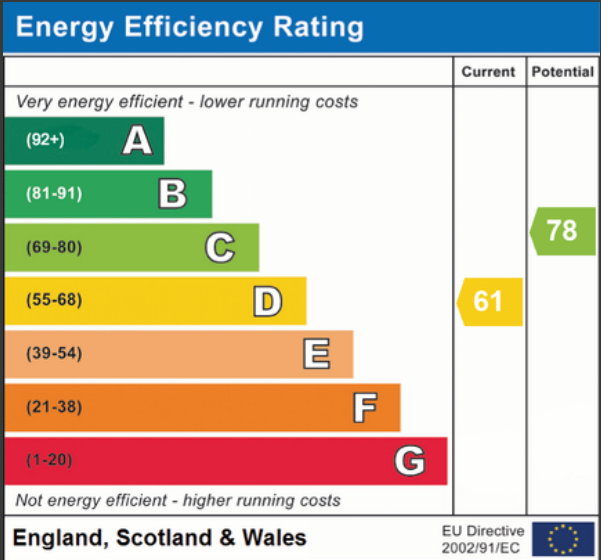
THE ACCOMMODATION BEGINS WITH AN ENTRANCE HALLWAY, WITH STAIRS RISING TO THE FIRST FLOOR. TO THE FRONT OF THE PROPERTY IS A SPACIOUS LIVING ROOM FEATURING A BAY WINDOW WHICH ALLOWS PLENTY OF NATURAL LIGHT INTO THE ROOM. THE LIVING ROOM LEADS THROUGH TO A SEPARATE DINING ROOM, OFFERING PLENTY OF ROOM FOR A DINING TABLE AND PROVIDING A VERSATILE SECOND RECEPTION SPACE.

THE FITTED KITCHEN FEATURES A RANGE OF WALL AND BASE UNITS WITH WORK SURFACES AND SPACE FOR FREESTANDING APPLIANCES. A DOOR PROVIDES DIRECT ACCESS TO THE REAR GARDEN.

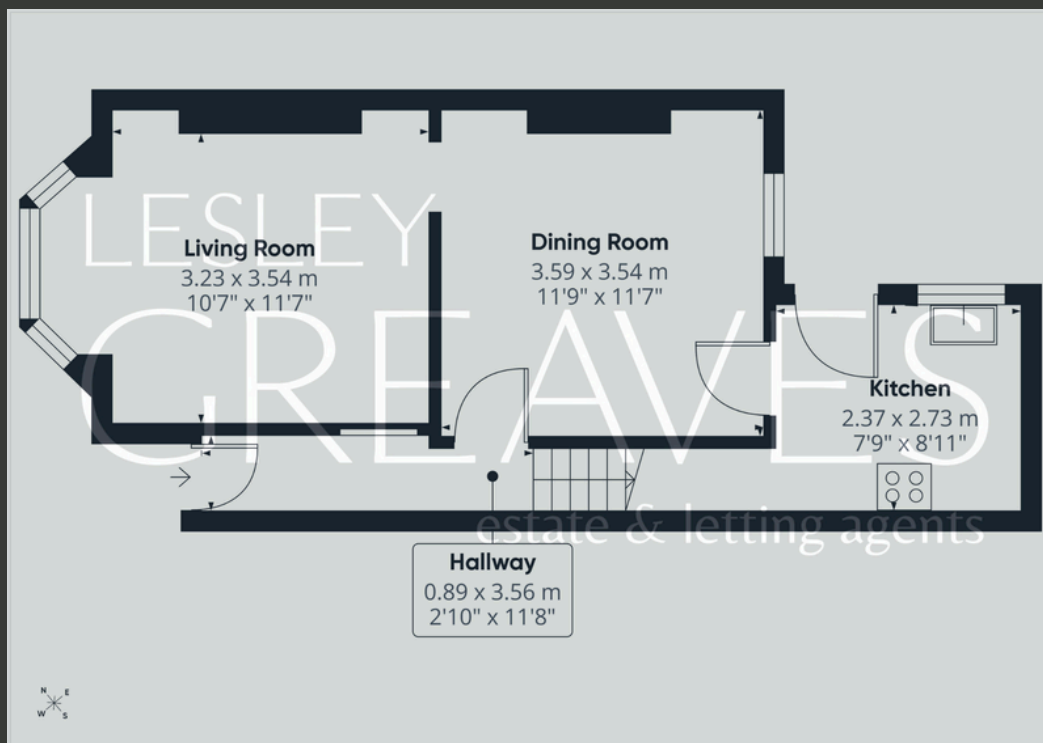
TO THE FIRST FLOOR, THE LANDING PROVIDES ACCESS TO TWO GENEROUSLY PROPORTIONED DOUBLE BEDROOMS. COMPLETING THE FIRST-FLOOR ACCOMMODATION IS THE FAMILY BATHROOM.

EXTERNALLY, THE PROPERTY BENEFITS FROM OFF-ROAD PARKING. TO THE REAR IS A SUBSTANTIAL GARDEN, OFFERING AN EXCELLENT AMOUNT OF OUTDOOR SPACE.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 78 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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