



## 19 Spray Close, Colwick - NG4 2GT

Guide Price £235,000



## 19 Spray Close

Colwick, Nottingham

Well-presented 3 bed semi-detached home close to Colwick Country Park, bus links and Victoria Retail Park! Lounge, modern kitchen, en-suite and bathroom plus an enclosed garden, driveway and garage!

Council Tax band: C

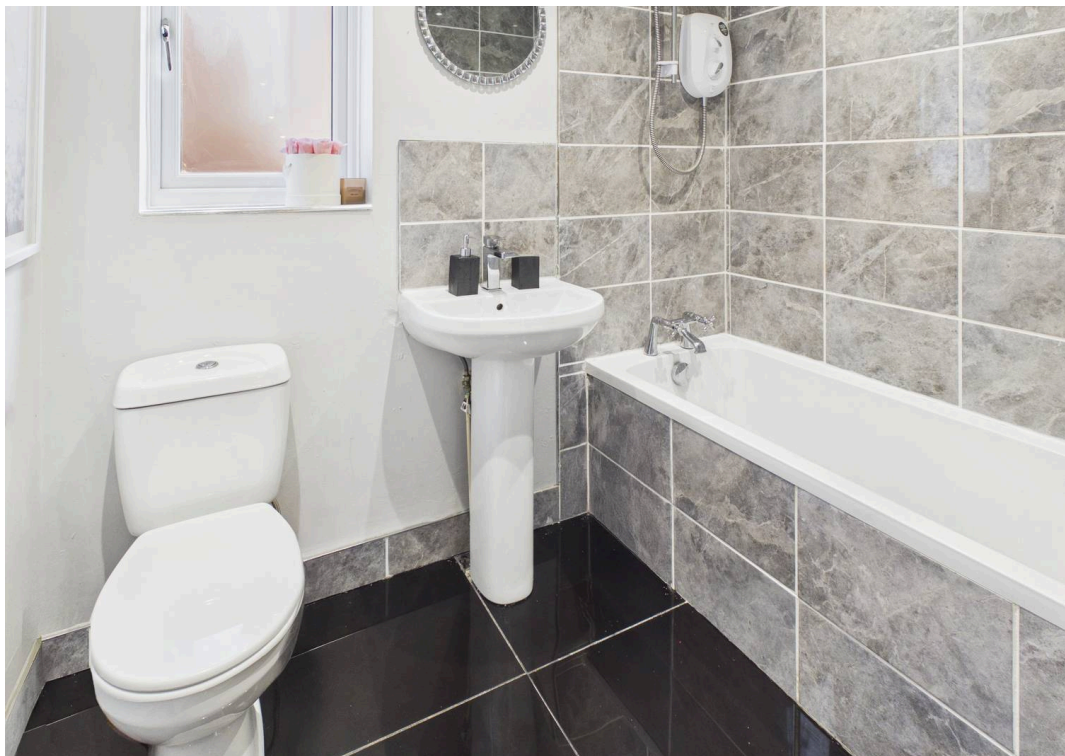
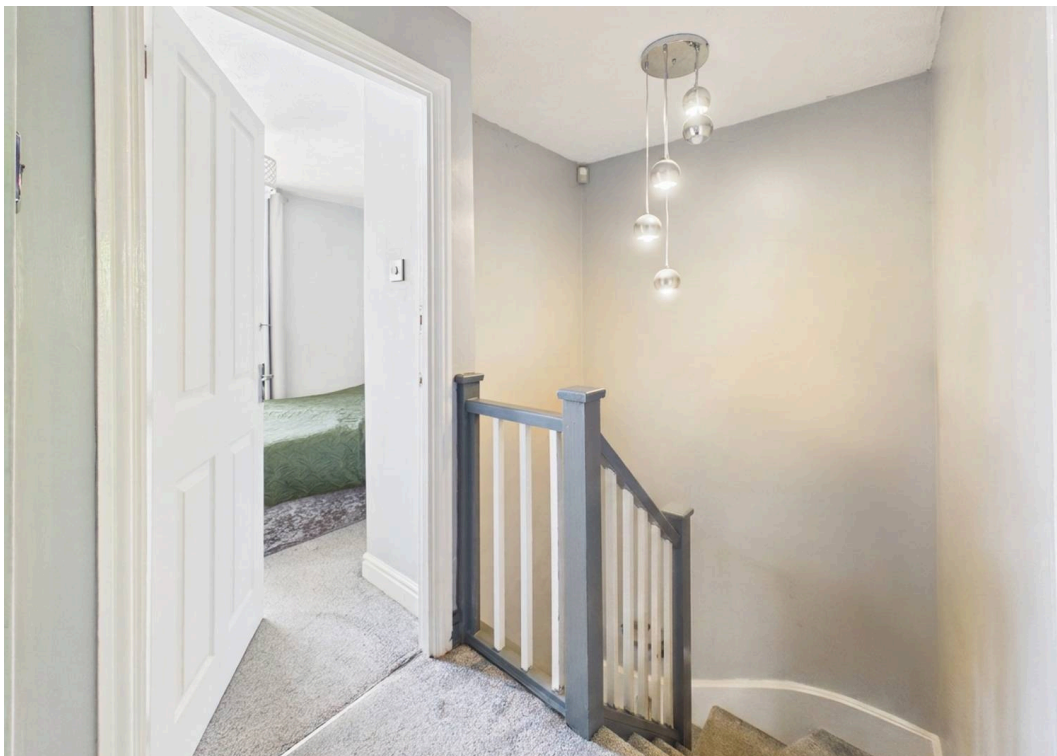
Tenure: Freehold

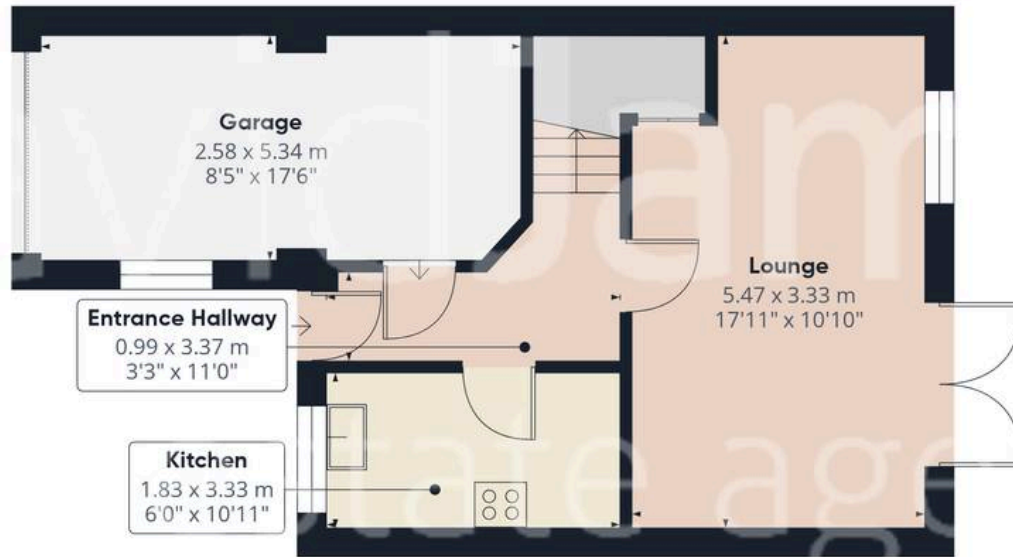
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Modern semi-detached home in a cul-de-sac location
- Close to shops, bus routes, Victoria Retail Park and the stunning Colwick Country Park
- Perfect for first-time buyers, city commuters and investors
- Modern fitted kitchen with integrated cooking appliances
- Spacious rear lounge with feature French doors
- Three first floor bedrooms
- Main bedroom with a private and contemporary en-suite shower room
- Gas central heating powered by a combination boiler
- Westerly-facing enclosed rear garden with patios and lawn
- Front driveway and integral garage providing off-street parking





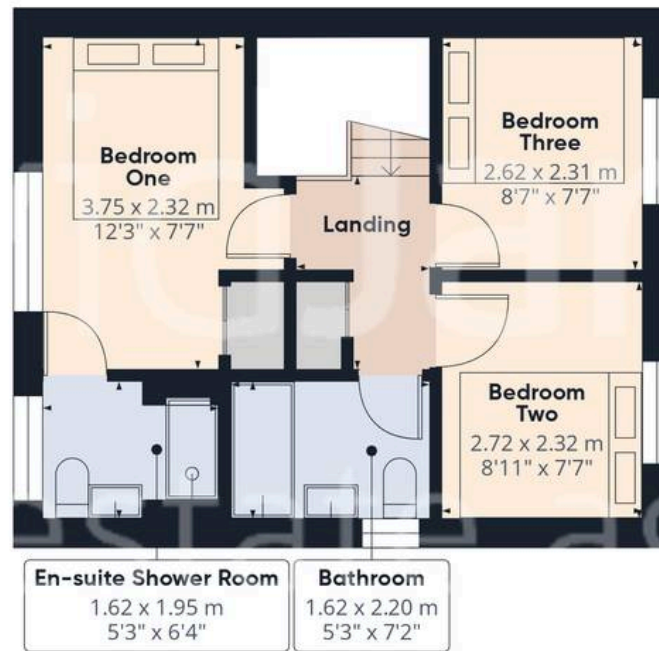


Floor 0

Approximate total area<sup>(1)</sup>

75.7 m<sup>2</sup>

815 ft<sup>2</sup>



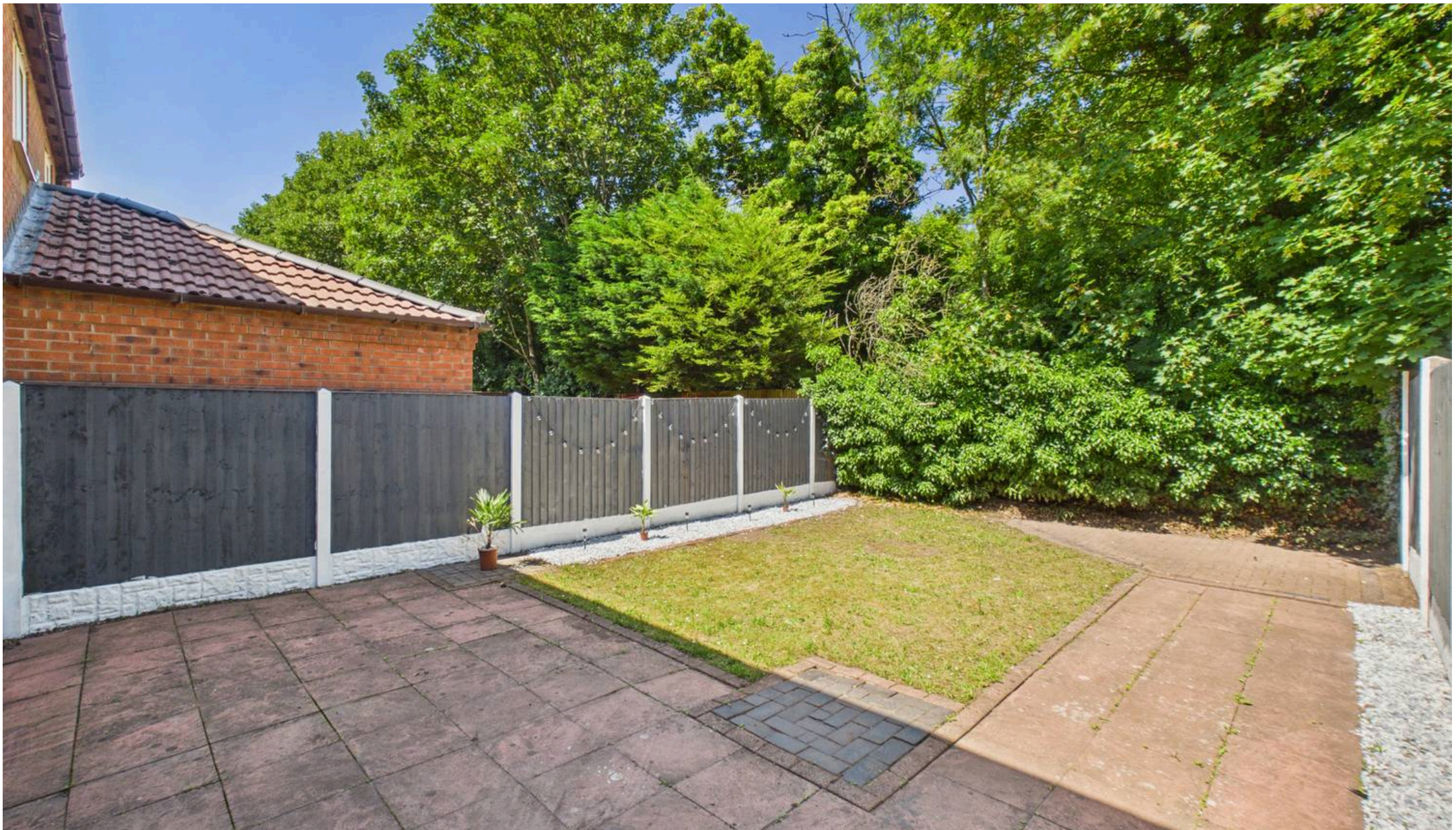
Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## David James Estate Agents

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