



4 Spray Close, Colwick – NG4 2GT

Guide Price £220,000

DavidJames
the estate agent



4 Spray Close

Colwick, Nottingham

NO CHAIN! Modern semi-detached home perfect for first-time buyers or investors. Featuring a lounge/diner, bright conservatory & three beds with tandem driveway and low-maintenance southerly garden.

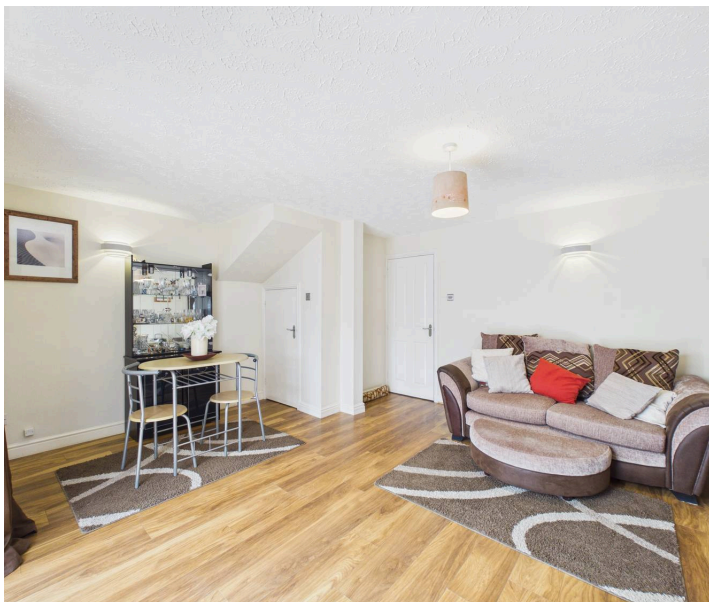
Council Tax band: C

Tenure: Freehold

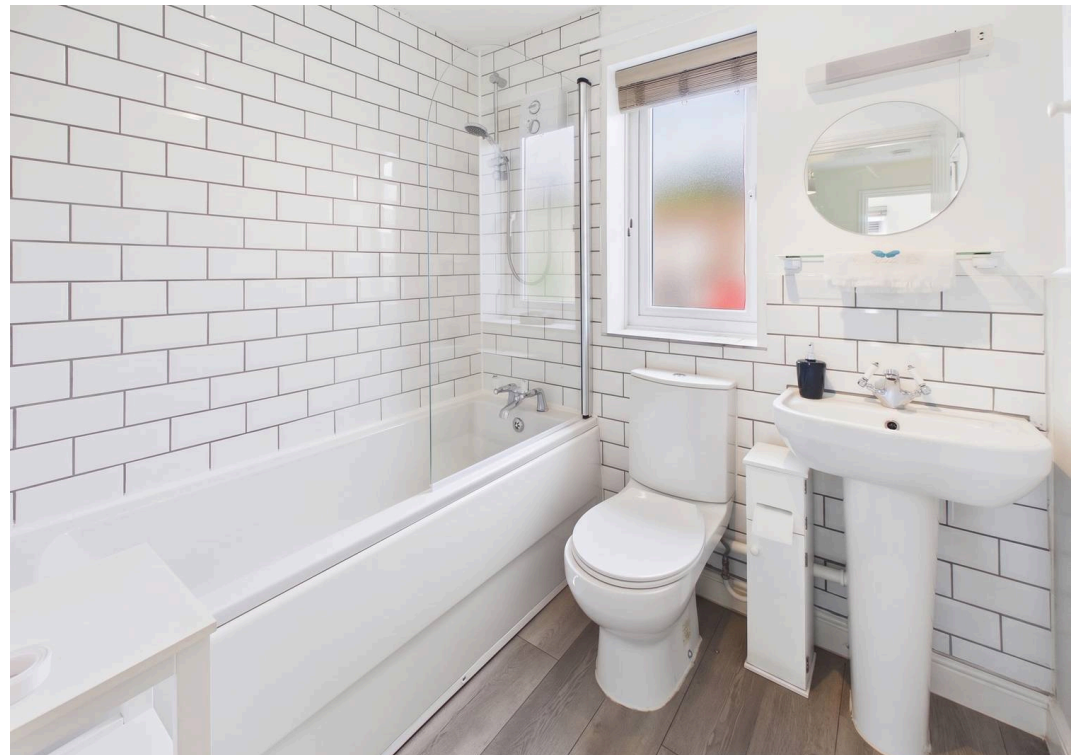
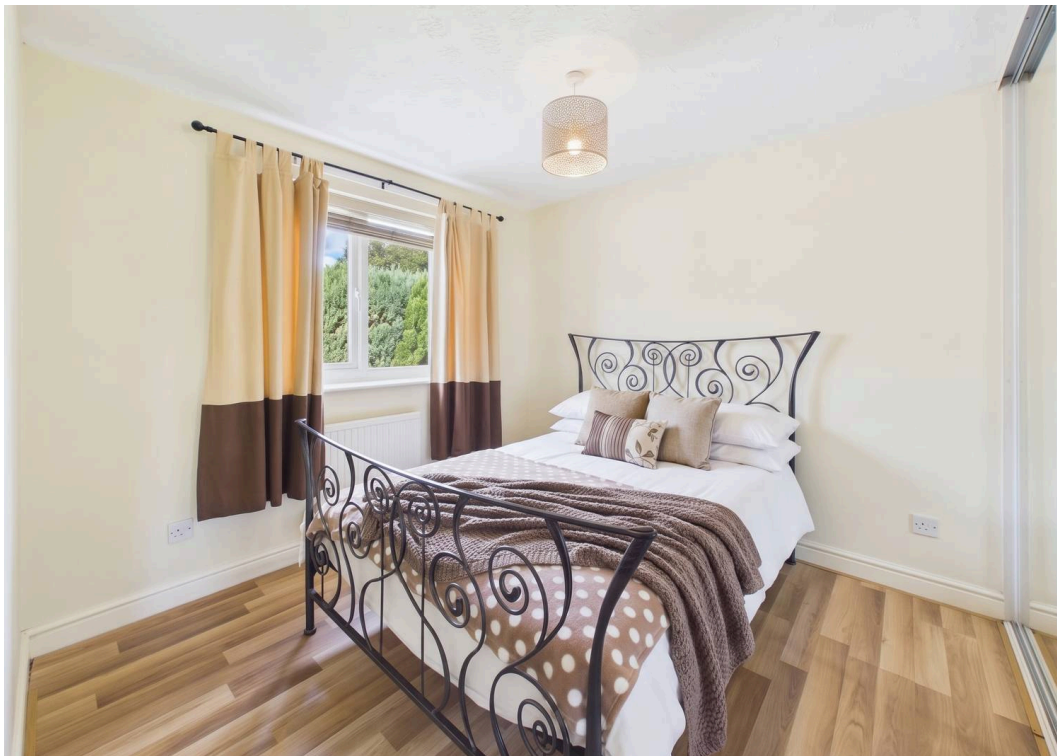
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Modern semi-detached house with no upward chain
- Situated close to train and bus routes, local amenities and Victoria Retail Park
- Ideal proposition for first-time buyers and discerning buy-to-let investors
- Inviting entrance hall with a cloakroom/WC for added convenience
- Bright and spacious lounge/diner with a central focal-point fireplace
- Front-aspect fitted kitchen equipped with integrated cooking appliances
- Good size light-filled rear conservatory with rear garden views
- Three bedrooms (including main bedroom with sliding door wardrobes)
- Modern family bathroom featuring a white three-piece suite
- Low-maintenance southerly rear garden with tandem driveway







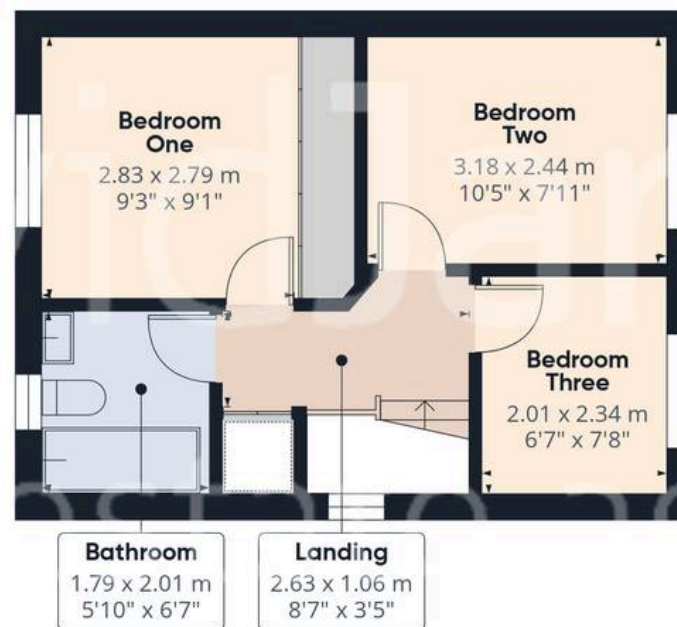


Floor 0

Approximate total area⁽¹⁾

72.6 m²

781 ft²



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





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