



£180,000-£190,000

GUIDE PRICE

VALE ROAD
COLWICK

- TWO DOUBLE BEDROOMS
- DOWNSTAIRS WC
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- CLOSE TO AMNENITIES
- EPC D



Two Bedroom Home Close to Amenities

OFFERED TO THE MARKET WITH NO UPWARD CHAIN, THIS WELL-PRESENTED TWO-BEDROOM MID-TERRACED HOME IS IDEALLY SITUATED WITHIN EASY REACH OF A WIDE RANGE OF LOCAL AMENITIES, SCHOOLS AND EXCELLENT TRANSPORT LINKS INTO NOTTINGHAM CITY CENTRE. WITH VICTORIA RETAIL PARK AND COLWICK COUNTRY PARK JUST A SHORT DISTANCE AWAY, THIS PROPERTY IS PERFECTLY POSITIONED FOR FIRST-TIME BUYERS, PROFESSIONALS AND INVESTORS ALIKE.

THE ACCOMMODATION BEGINS WITH A WELCOMING COMFORTABLE FRONT RECEPTION ROOM, IDEAL FOR RELAXING. BEYOND THIS IS A SPACIOUS SECOND RECEPTION ROOM, OFFERING A VERSATILE LIVING AND DINING SPACE, PERFECT FOR ENTERTAINING OR EVERYDAY FAMILY LIFE. A USEFUL DOWNSTAIRS WC ADDS FURTHER CONVENIENCE.

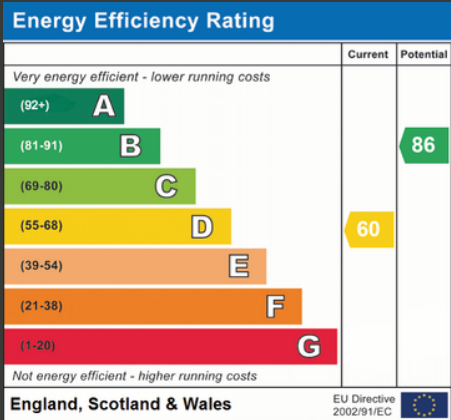
TO THE REAR OF THE PROPERTY IS A STYLISH FITTED KITCHEN, OFFERING AN EXCELLENT RANGE OF MODERN WALL AND BASE UNITS, GENEROUS WORKTOP SPACE AND ROOM FOR FREESTANDING APPLIANCES. A REAR DOOR PROVIDES DIRECT ACCESS TO THE GARDEN, MAKING IT IDEAL FOR INDOOR-OUTDOOR LIVING.

TO THE FIRST FLOOR ARE TWO WELL-PROPORTIONED DOUBLE BEDROOMS, BOTH OFFERING COMFORTABLE ACCOMMODATION WITH PLENTY OF NATURAL LIGHT. COMPLETING THE FIRST FLOOR IS A CONTEMPORARY FAMILY BATHROOM, FITTED WITH A MODERN THREE-PIECE SUITE.

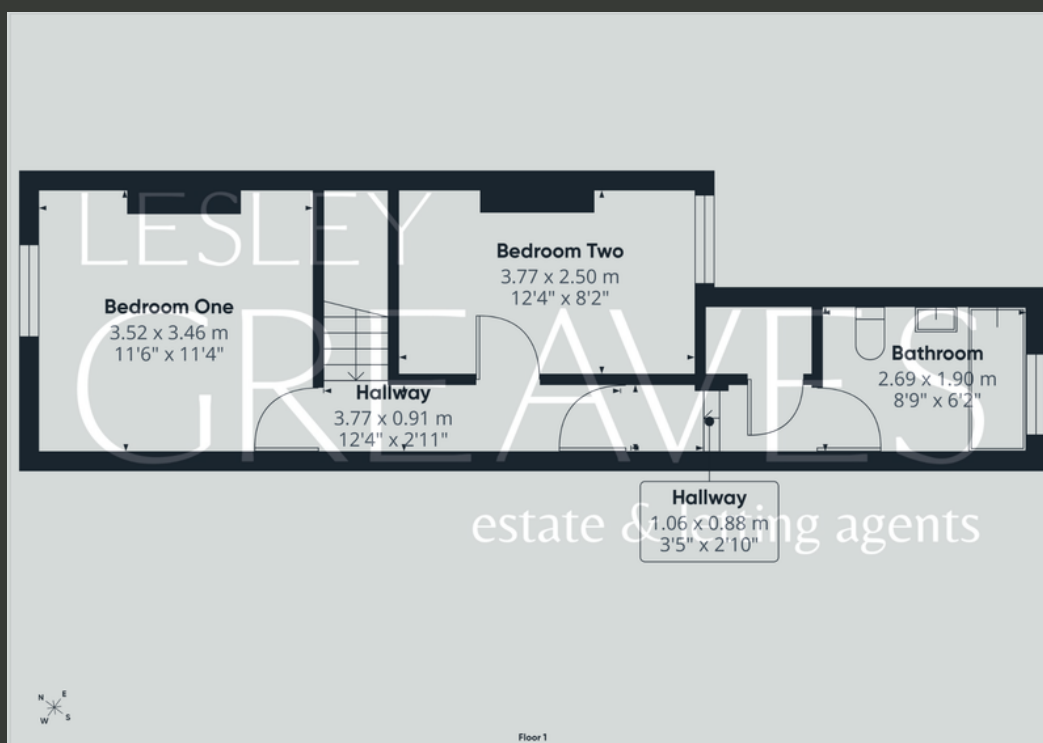
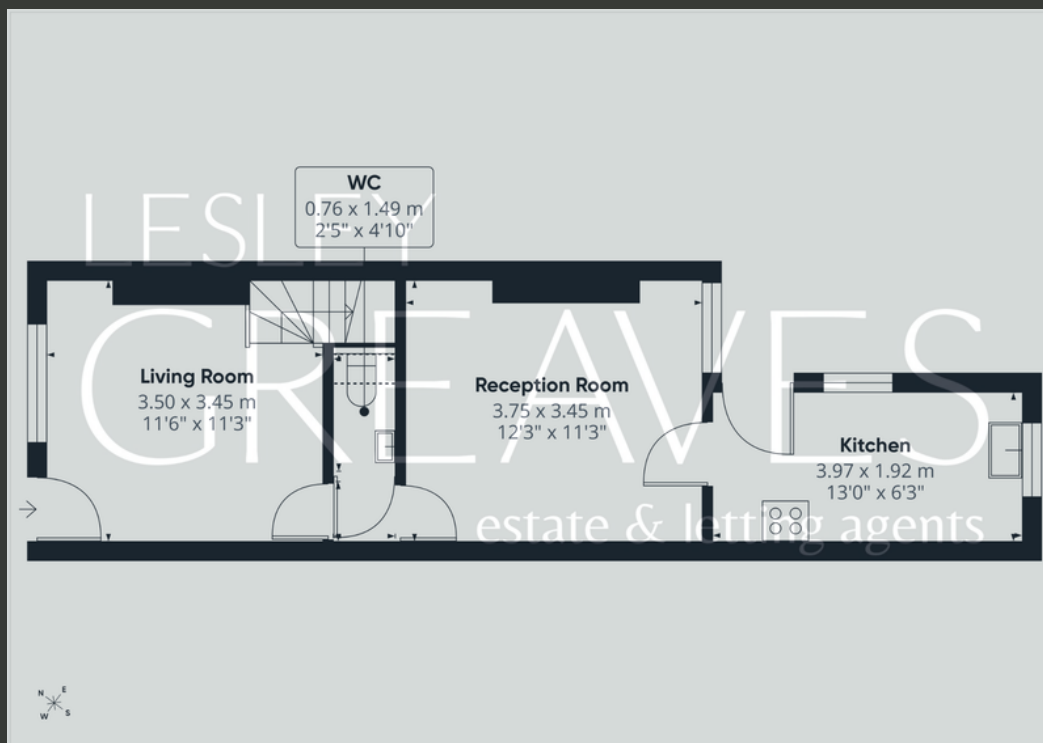
EXTERNALLY, THE PROPERTY BOASTS A GENEROUS ENCLOSED REAR GARDEN, WITH A SPACIOUS PATIO IDEAL FOR OUTDOOR SEATING AND A LONG GARDEN BEYOND, OFFERING EXCELLENT POTENTIAL FOR BUYERS TO PERSONALISE AND CREATE THEIR OWN OUTDOOR RETREAT.

THIS ATTRACTIVE HOME COMBINES CHARACTER, STYLE AND PRACTICALITY IN A CONVENIENT LOCATION, MAKING IT AN EXCELLENT OPPORTUNITY FOR A RANGE OF BUYERS. EARLY VIEWING IS HIGHLY RECOMMENDED.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 73 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.

Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 9877337

Sales@lesleygreaves.co.uk