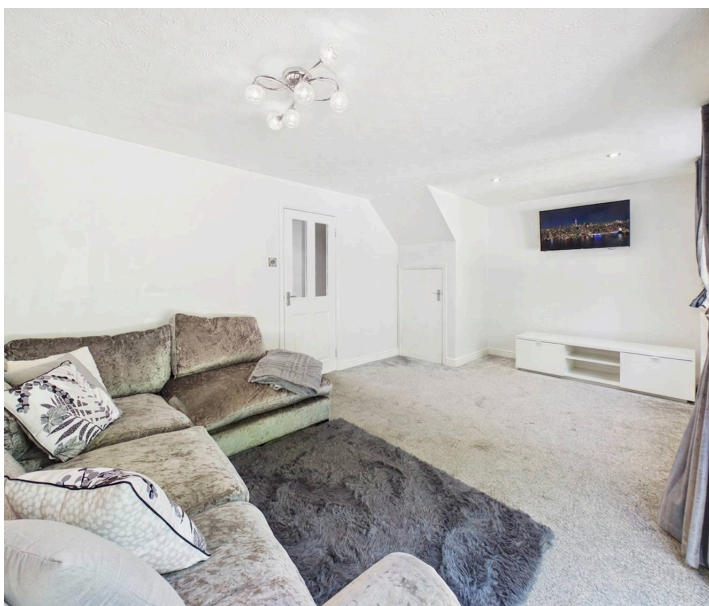




19 Spray Close, Colwick – NG4 2GT

Guide Price £235,000

DavidJames
the estate agent



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

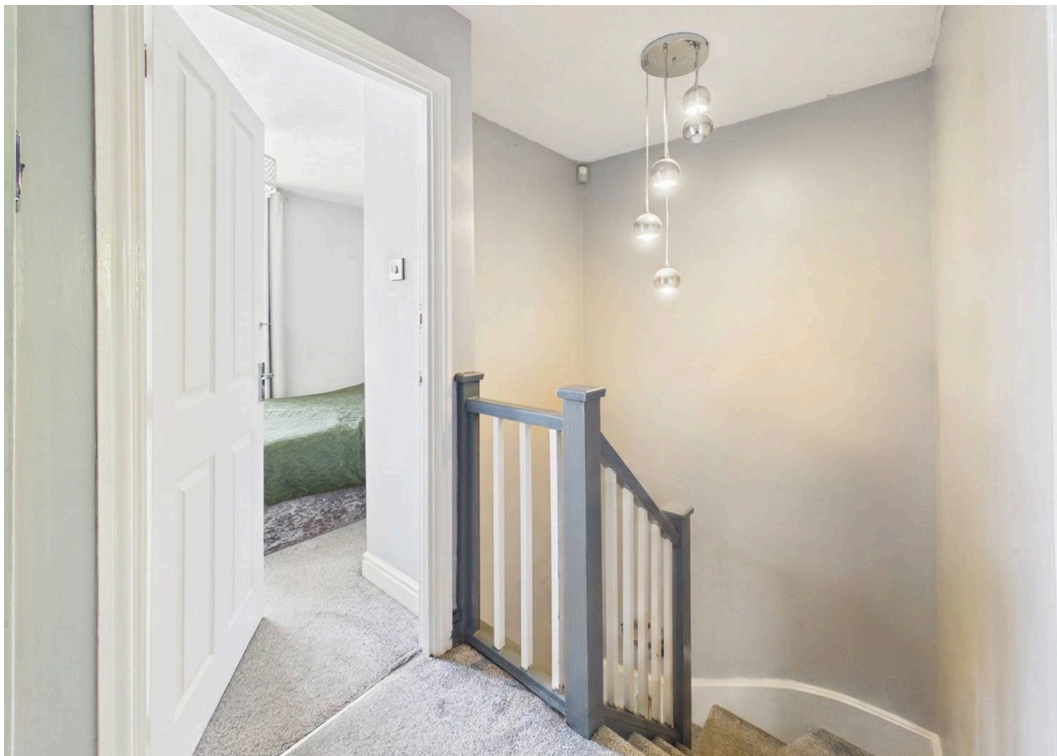
Tenure: Freehold

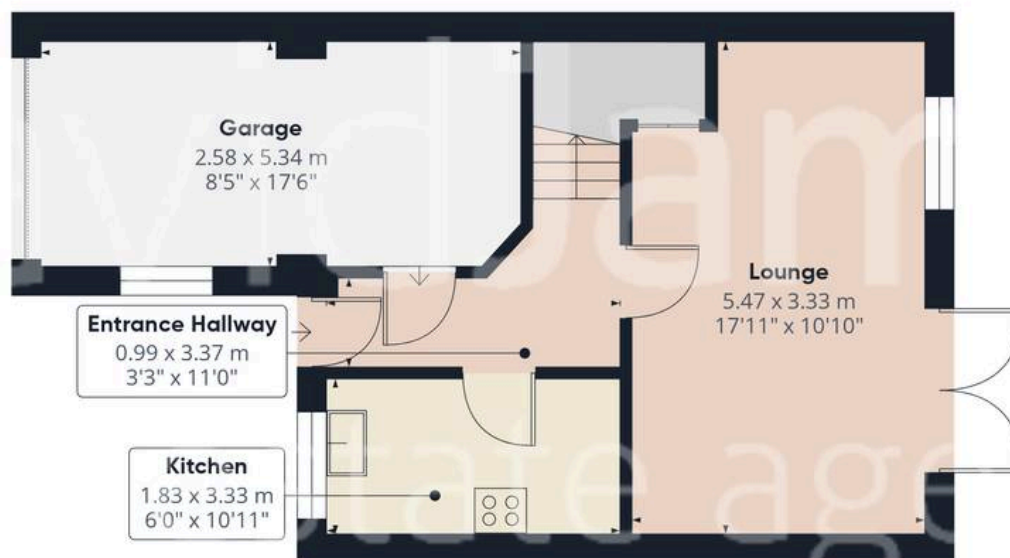
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- 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⁽¹⁾

75.7 m²

815 ft²



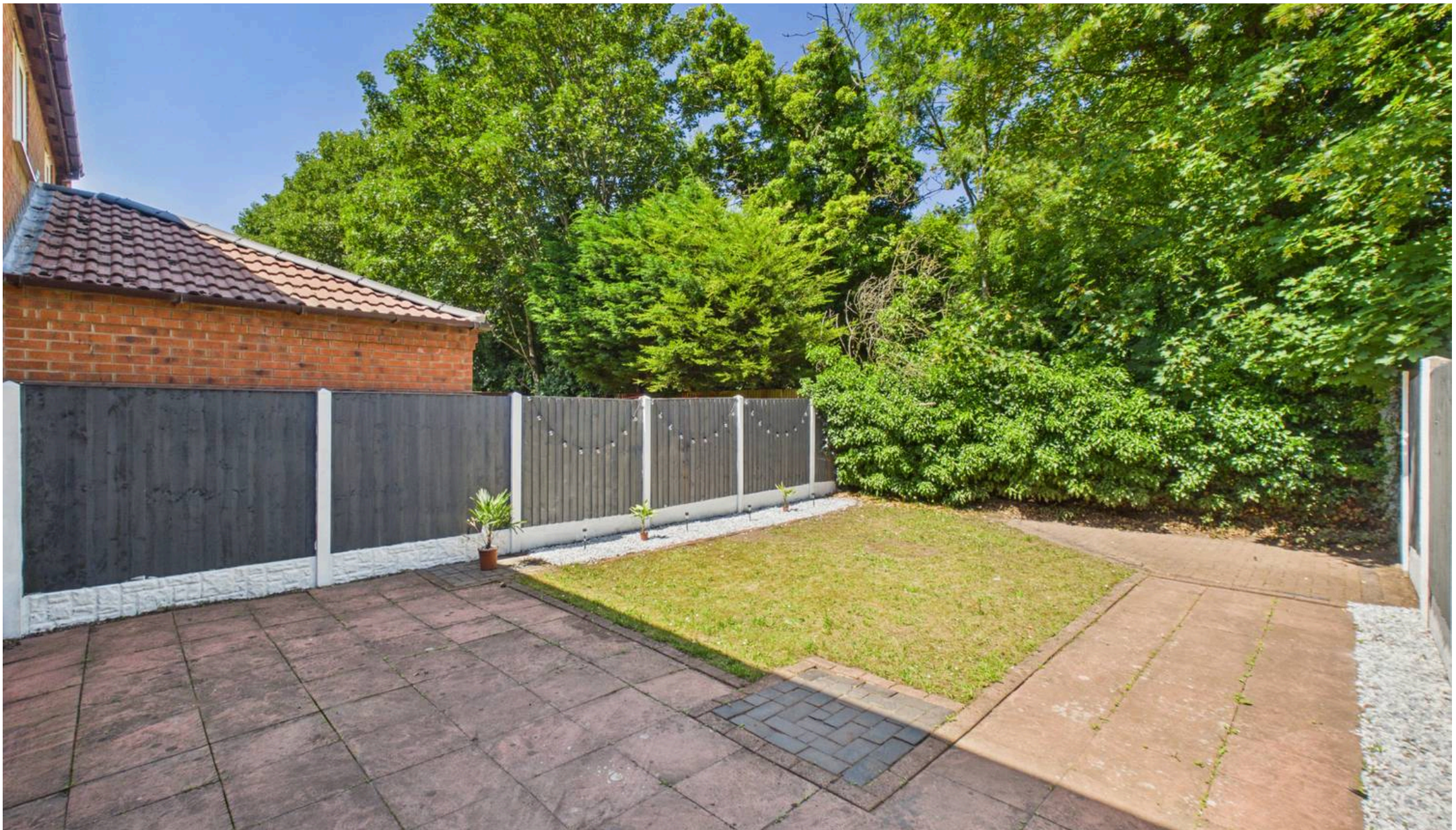
Floor 1

(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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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.