

JOHNSONS & PARTNERS

Estate and Letting Agency



5 SPRAY CLOSE, COLWICK

NOTTINGHAM, NG4 2GT

GUIDE PRICE £230,000



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Three Bedrooms | Popular Location | Close to Local Amenities | End Townhouse | Driveway | Recently Installed Boiler | South East Facing Rear Garden | Guide Price £230,000 - £240,000

Located in the popular area of Colwick, this delightful home on Spray Close presents a fantastic opportunity for first-time buyers and families alike. This well-appointed three-bedroom end townhouse offers a perfect blend of comfort, style, and convenience, making it an irresistible choice for those seeking a place to call home.

Upon entering, you're greeted by a warm and inviting interior that has been well maintained throughout. The ground floor boasts a practical WC and leads seamlessly into a spacious living and dining room, an ideal space for relaxation and entertaining. The large conservatory, a notable feature of this home, extends the living area and floods the space with natural light, creating a serene environment that overlooks the generous south-east facing garden.

The garden itself promises a tranquil retreat for outdoor enjoyment and alfresco dining. It is a sizeable canvas waiting for the new owner's touch, ideal for both children's play and adult leisure.

Upstairs accommodates three bedrooms, providing ample space for a growing family, alongside a well-equipped family bathroom. Convenience is key with this property, with a tandem driveway and additional space to the front, ensuring ease of access at all times.

Situated in an extremely popular location, 5 Spray Close benefits from being close to local amenities, including shops, schools, and recreational facilities. Additionally, with excellent transport links nearby, commuting to Nottingham city centre or further afield is made effortless.

Seize the chance to make this charming townhouse your new beginning in a sought-after area.

[Entrance Hallway](#)

[Kitchen](#)

[Living Room](#)

[Dining Area](#)

[Conservatory](#)

[Ground Floor WC](#)

[First Floor Landing](#)

[Bedroom One](#)

[Bedroom Two](#)

[Bedroom Three](#)

[Bathroom](#)

[Agents Disclaimer](#)

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere,

either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



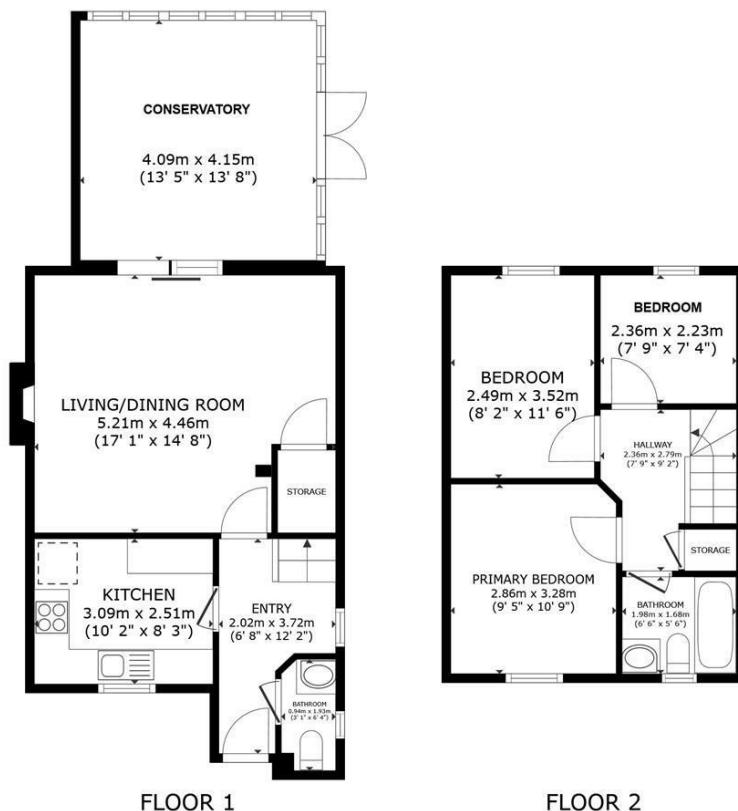
Hybrid Map



Terrain Map



Floor Plan



FLOOR 1

FLOOR 2

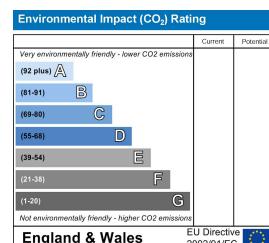
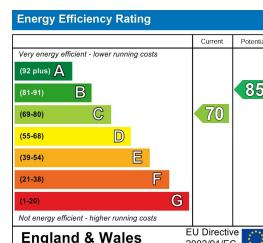
GROSS INTERNAL AREA
FLOOR 1 57.7 sq.m. (621 sq.ft.) FLOOR 2 34.1 sq.m. (367 sq.ft.)
TOTAL : 91.8 sq.m. (988 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.