

JOHNSONS & PARTNERS

Estate and Letting Agency



101 COLLYER ROAD, CALVERTON

NOTTINGHAM, NG14 6LZ

OFFERS OVER £220,000



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Three Bedrooms | Semi Detached Home | Well Presented Throughout | Modern Breakfast Kitchen | Conservatory | Parking for Two Cars | Spacious Rear Garden | Close to Local Amenities and Transport |

Located in the popular area of Calverton, Nottingham, this attractive semi-detached property on Collyer Road, presents a splendid opportunity for an array of buyers seeking the comfort and convenience of modern living. With three bedrooms, this residence combines practicality with style.

As you step through the front door, you're greeted by a charming porch leading to a spacious and inviting living room awash with natural light. The living space is ideal for both quiet nights in and lively gatherings with friends and family. Beyond this, the well-appointed kitchen caters to all culinary needs and opens seamlessly into a delightful conservatory. This additional space, which overlooks the manicured rear garden, offers flexibility as a dining area or a tranquil spot to unwind.

The upper level of the home boasts three well-proportioned bedrooms, each benefiting from ample daylight, ensuring a serene and restful ambiance. A three-piece family bathroom serves these rooms, offering functionality and ease for the household.

Outside, the property excels with two parking spaces to the front and a charming rear garden. The garden, accessible through secure gates, features a pleasing blend of patio, lawn, and a practical shed, all enclosed with fence panels to ensure privacy and security. This external space provides the perfect canvas for outdoor enthusiasts and those who treasure al fresco moments.

With local amenities, schools, and transport links within easy reach, this Collyer Road abode is not just a house, but a home waiting to welcome its new owners with open arms and the promise of cherished memories.

Porch

Entrance Hallway

Living Room

19'10" x 10'11" (6.06 x 3.35)

Kitchen

14'10" x 8'3" (4.54 x 2.53)

Conservatory

14'8" x 7'11" (4.49 x 2.42)

Cloak Room Area

Ground Floor WC

First Floor Landing

Bedroom One

14'2" x 11'1" (4.34 x 3.40)

Bedroom Two

14'2" x 8'4" (4.34 x 2.56)

Bedroom Three

8'11" x 8'3" (2.74 x 2.54)

Bathroom

7'10" x 5'5" (2.39 x 1.67)

Agents Disclaimer

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

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

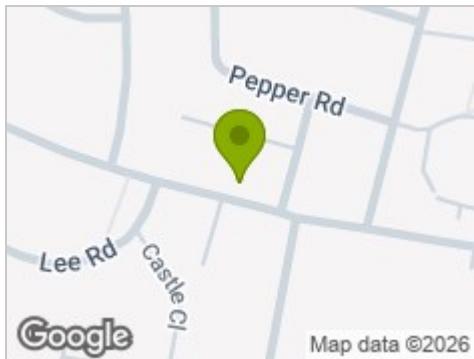
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a 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



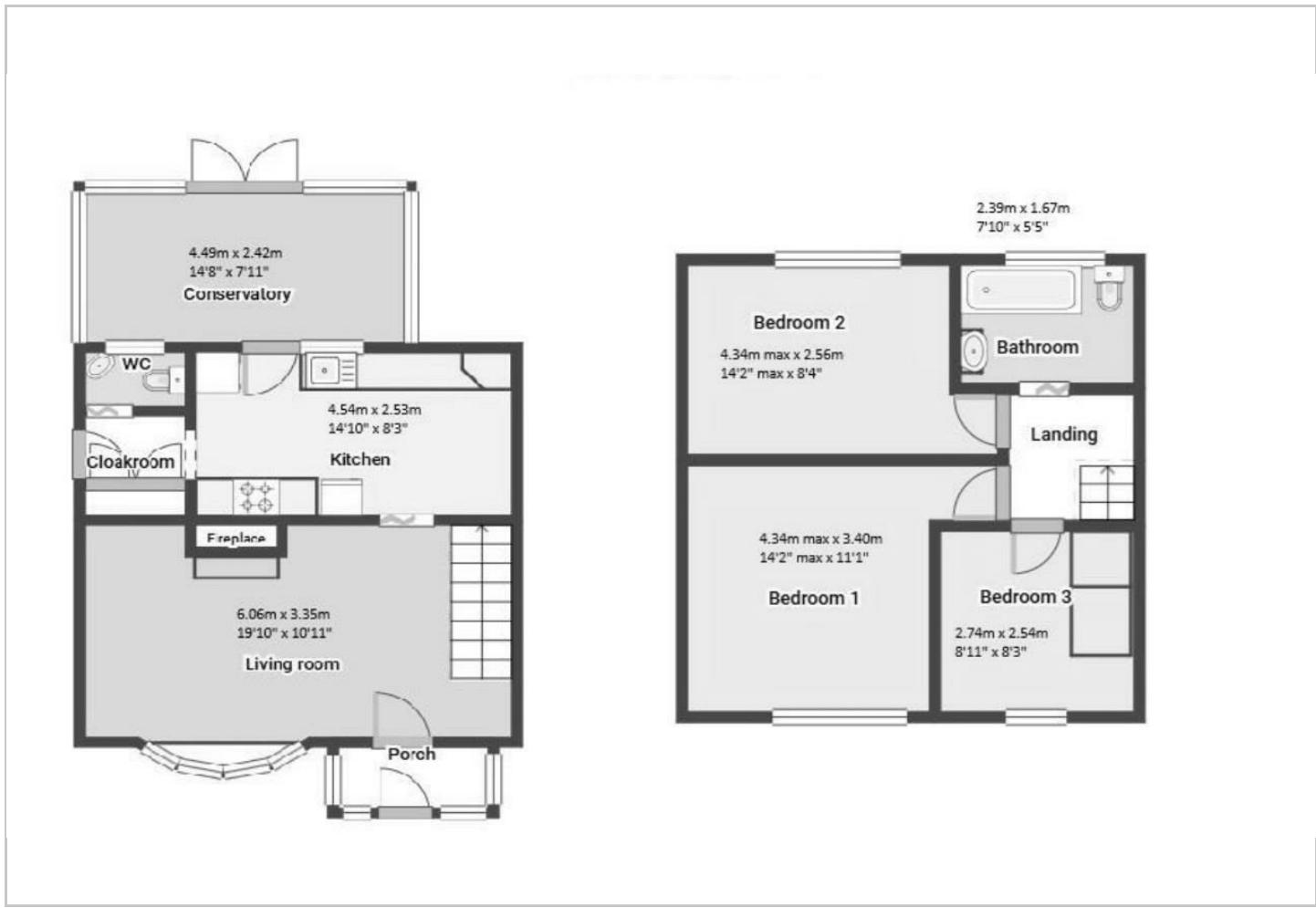
Hybrid Map



Terrain Map



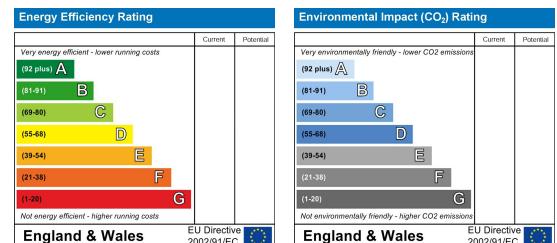
Floor Plan



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.