

JOHNSONS & PARTNERS

Estate and Letting Agency



295 PARK ROAD EAST, CALVERTON

NOTTINGHAM, NG14 6GQ

£300,000



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Step into a world of homely charm with this beautifully presented three-bedroom detached home on Park Road East, Calverton. A rare opportunity in a coveted location, this house invites a variety of buyers to envision their dream life within its walls.

Upon entering, you are greeted by a welcoming entrance hallway that seamlessly leads to an open plan dining kitchen, the heart of the home, where natural light floods through the doors that open to an expansive rear garden. The modern kitchen is designed for those who love to cook and entertain, while the cosy living room offers a peaceful retreat for quieter moments.

Upstairs, the sleeping quarters comprise two generously sized double bedrooms and a well-appointed single room, all served by a modern bathroom with a separate shower, perfect for the morning rush or a relaxing soak in the evening.

The outside space truly sets this property apart. The large rear garden provides an idyllic setting for family fun and social gatherings, with an entertaining space that awaits your personal touch. In addition, the property boasts a garage and workshop area, appealing to hobbyists and those requiring extra storage.

Convenience is key with this home, situated close to local amenities, transport links, and highly regarded schools, ensuring everything you need is within easy reach.

With two parking spaces completing the picture, this property is more than a house; it's a home waiting to be filled with new memories. Viewings are highly recommended to fully appreciate the lifestyle that awaits at Park Road East.

Entrance Hallway

Kitchen

11'5" x 9'2" (3.5 x 2.8)

Dining Area

11'5" x 8'6" (3.5 x 2.6)

Living Area

12'1" x 11'1" (3.7 x 3.4)

First Floor Landing

Bedroom One

12'1" x 9'10" (3.7 x 3)

Bedroom Two

11'5" x 9'10" (3.5 x 3)

Bedroom Three

7'10" x 6'6" (2.4 x 2)

Bathroom

8'6" x 7'10" (2.6 x 2.4)

Garage

19'4" x 8'10" (5.9 x 2.7)

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.



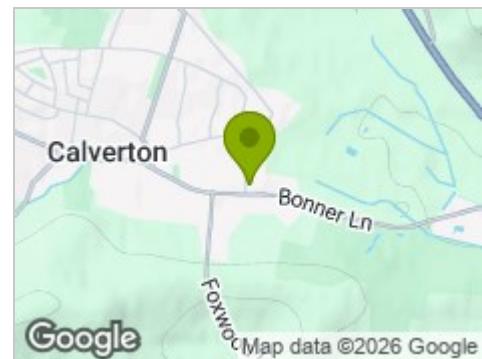
Road Map



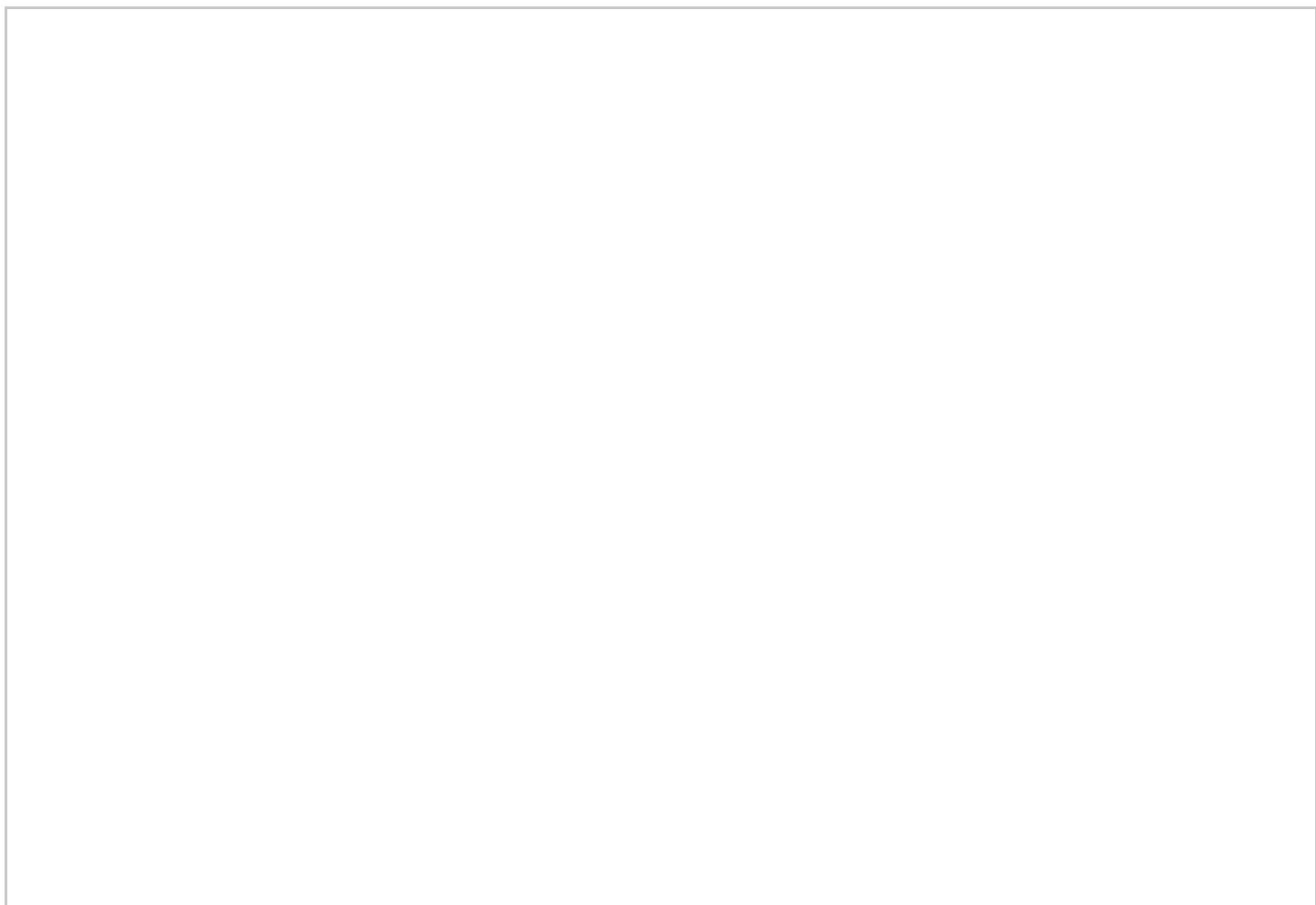
Hybrid Map



Terrain Map



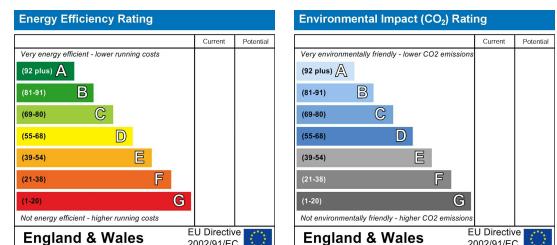
Floor Plan



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.