

JOHNSONS & PARTNERS

Estate and Letting Agency



32 PEPPER ROAD, CALVERTON

NOTTINGHAM, NG14 6LH

£210,000



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Three Bedrooms | Modern Interiors Throughout | Breakfast Kitchen and Utility Room | Modern Bathroom Suite | Close to Local Amenities | Cul-de-sac Location | Driveway and Large Rear Garden |

Welcome to Pepper Road, Calverton - an immaculately presented three bedroom semi-detached home, perfectly positioned on a peaceful cul-de-sac in the ever-popular area of Calverton. Ideal for first-time buyers and families alike, this property has been modernised throughout and is ready for you to simply move in and enjoy.

Step inside to discover a stylish and spacious living room, boasting views over the generous rear garden – the perfect spot to unwind or entertain guests. The modern breakfast kitchen is a real heart of the home, complete with contemporary units and a separate utility room for added convenience.

Upstairs, you'll find two comfortable double bedrooms and a versatile single bedroom, all complemented by a sleek, modern three-piece family bathroom. Every room has been thoughtfully designed with both style and practicality in mind.

Outside, the large private rear garden provides plenty of space for children to play, family barbecues, or simply relaxing in the sunshine. To the front, a driveway offers parking for two vehicles, ensuring convenience for you and your guests.

Located within easy reach of Calverton's amenities, excellent transport links, and highly regarded local schools, this delightful home truly offers something for everyone. With its immaculate condition and superb location, viewings are essential to fully appreciate all this property has to offer. Don't miss out on making Pepper Road your next home – arrange your viewing today!

[Entrance Hallway](#)

[Breakfast Kitchen](#)

[Utility Room](#)

[Living Room](#)

[First Floor Landing](#)

[Bedroom One](#)

[Bedroom Two](#)

[Bedroom Three](#)

[Bathroom](#)

[Agents Disclaimer](#)

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

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

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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



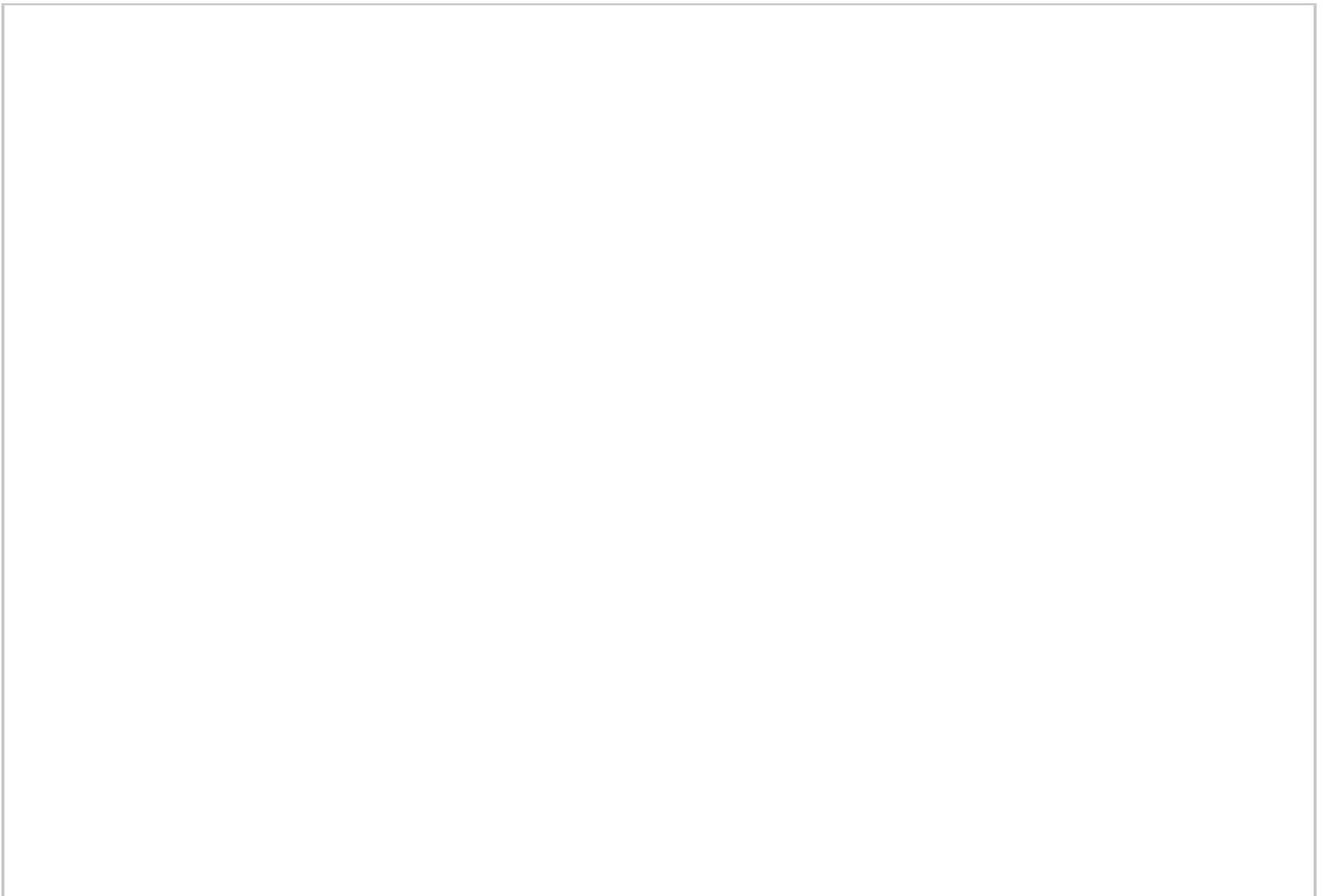
Hybrid Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.