

# HoldenCopley

PREPARE TO BE MOVED

The Nook, Calverton, Nottinghamshire NG14 6HJ

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Guide Price £120,000

GUIDE PRICE: £120,000 - £130,000

### PERFECT INVESTMENT OPPORTUNITY...

This versatile property has lots of possibilities and would make a great buy if you would like to combine your home and business into one. The property benefits from being situated in a popular location within Calverton, with access to a car park and various other local amenities close by.

The ground floor is currently being used as a salon and comprises of two good sized rooms, a kitchen area and a W/C. The first floor carries a lounge, a double bedroom, a kitchen, a shower room with a separate W/C and plenty of built in storage space. Outside to the rear is a low maintenance garden.

This property offers plenty of potential to the open market so an early viewing is advised!

NO UPWARD CHAIN!





- Great Investment Opportunity
- Versatile Accommodation
- Ample Parking
- Built In Storage
- Two Kitchens
- Shower Room & Two W/C
- Separate Entrances
- Low Maintenance Garden
- Close To Local Amenities
- Must Be Viewed

FIRST FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a UPVC double glazed window and provides access into the accommodation

Living Room

12'9" x 12'5" (3.90 x 3.81)

The living room has a UPVC double glazed window, an aerial point, wood effect laminate flooring, two wall heaters, built in storage cupboards, a loft hatch and coving to the ceiling

Kitchen

7'8" x 6'4" (2.34 x 1.95)

The kitchen has a range of base and wall units with rolled edge work surfaces, a stainless steel sink with mixer taps and drainer, space for a cooker, space for a fridge, wood effect laminate flooring, built in cupboards, a wall heater, partially tiled walls and a UPVC double glazed window

Bedroom

11'8" x 10'11" (3.58 x 3.35)

The bedroom has a UPVC double glazed window, two wall heaters, carpeted flooring and a built in wardrobe

W/C

This space has a low level flush WC, wood effect laminate flooring and a UPVC double glazed window

Shower Room

4'9" x 2'7" (1.47 x 0.81)

This space has a floating wash basin, a shower enclosure, tiled walls, wood effect laminate flooring and a UPVC double glazed window

GROUND FLOOR

Salon Room One

15'4" x 11'2" (4.68 x 3.41)

This room has windows, wood effect flooring, recessed ceiling office lights and a single door providing access

Salon Room Two

13'1" x 12'7" (4.00 x 3.86)

This room has windows, wood effect flooring and LED panel lighting

Kitchen

9'7" x 7'10" (2.93 x 2.41)

The kitchen has a range of base and wall units with rolled edge work surfaces, a stainless steel sink with mixer taps and drainer, space and plumbing for a washing machine, wood effect flooring and a single door providing access outside of the property

W/C

This space has a low level flush WC, a window, partially tiled walls and wood effect flooring

OUTSIDE

To the rear of the property is a low maintenance garden

DISCLAIMER

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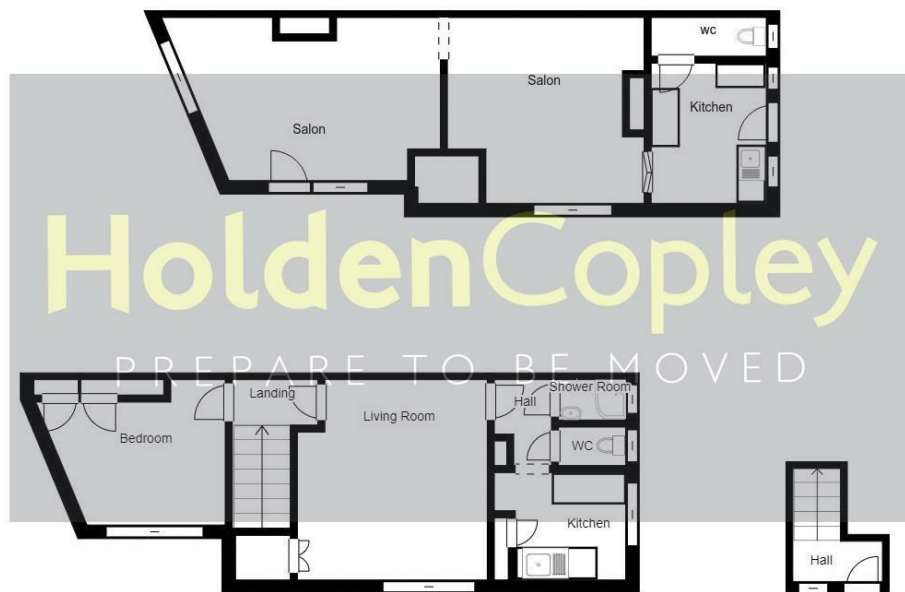
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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