

HoldenCopley

PREPARE TO BE MOVED

Clover Fields, Calverton, Nottinghamshire NG14 6PQ

Guide Price £200,000 -

Clover Fields, Calverton, Nottinghamshire NG14 6PQ

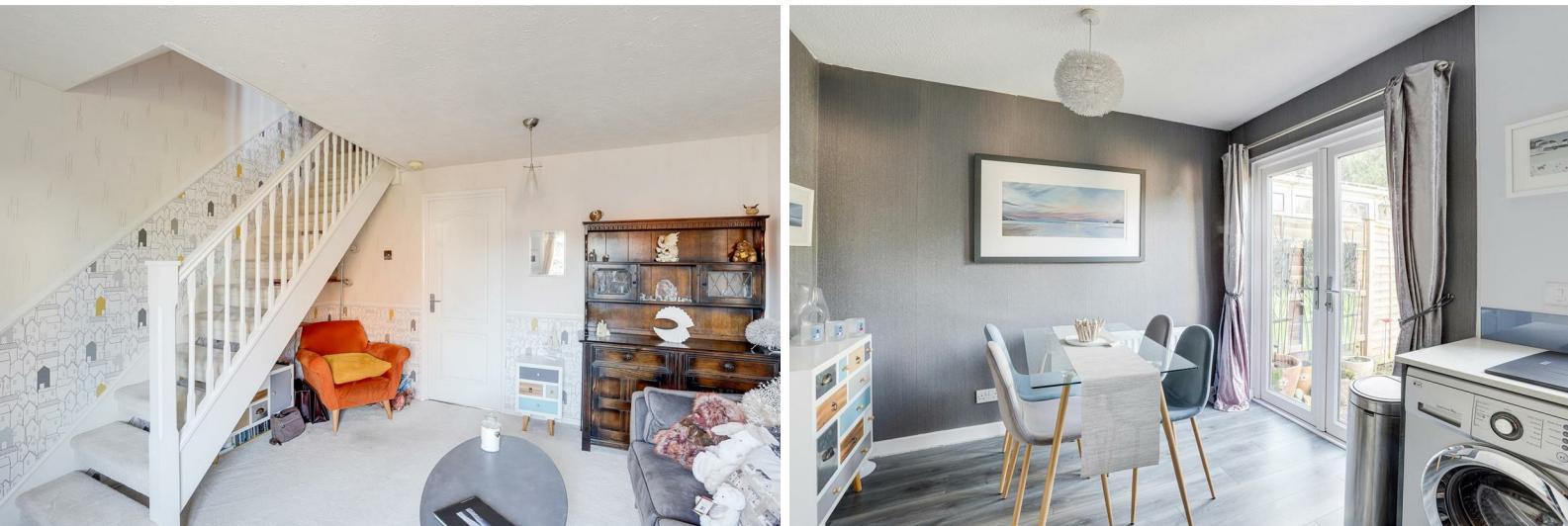


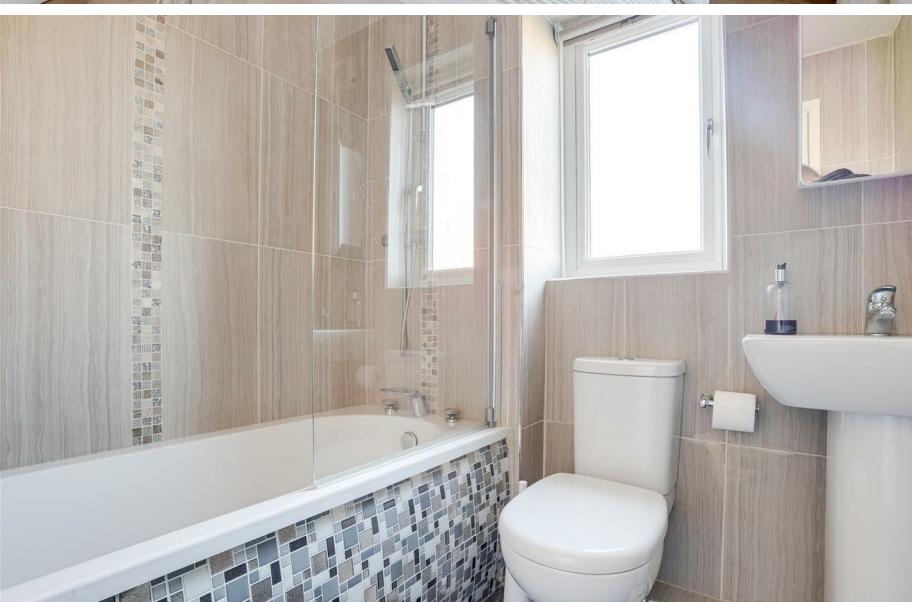
GUIDE PRICE - £200,000 - £210,000

SEMI DETACHED HOUSE...

This semi-detached home is situated in a popular residential area, offering excellent transport links and convenient access to all local amenities. Its versatile layout and appealing features make it an ideal choice for a range of buyers. As you step through the porch, you are welcomed into a spacious and inviting living room, perfect for relaxing or entertaining. The fitted kitchen, located at the rear of the property, with ample workspace and storage. Double French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Upstairs, the property boasts two well-proportioned bedrooms, each offering plenty of space and natural light. The first floor also features a modern three-piece bathroom suite, thoughtfully designed to meet all your needs. Outside, the front of the property is well presented with a lawn, a planted area, and courtesy lighting. The driveway provides off-road parking and leads to the garage, which has gated access to the rear garden. The rear garden is fully enclosed, offering a private and secure space that includes a gravelled patio area, a further paved patio area, and a lawn, all surrounded by a fence panelled boundary. There is also direct access to the garage from the garden.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Porch

2'10" x 3'11" (0.87m x 1.20m)

The porch has a UPVC double glazed window to the front elevation, wood-effect flooring, and a composite door providing access into the accommodation.

Living Room

13'10" x 12'7" (4.22m x 3.85m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, and carpeted flooring.

Kitchen

9'3" x 12'7" (2.83m x 3.84m)

The kitchen has a range of fitted base and wall units with Quartz worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated oven, Induction hob and extractor fan, space and plumbing for a washing machine, space for an under-counter fridge freezer, a radiator, space for a dining table, wood-effect flooring, a UPVC double glazed window to the rear elevation, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

6'3" x 6'7" (1.91m x 2.03m)

The landing has carpeted flooring, access into the partially boarded loft with lighting, and access to the first floor accommodation.

Bedroom One

9'8" x 12'7" max (2.96m x 3.84m max)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, and in-built cupboard, and carpeted flooring.

Bedroom Two

6'7" x 12'6" (2.01m x 3.83m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

6'1" x 6'5" (1.86m x 1.97m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a heated towel rail, floor-to-ceiling tiling, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a lawn, a planted area, courtesy lighting, a driveway to the garage, and gated access to the rear garden.

Garage

The garage has an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed garden with a gravelled patio area, access into the garage, a lawn and a further patio area, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the directgov website.

HoldenCopley 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.

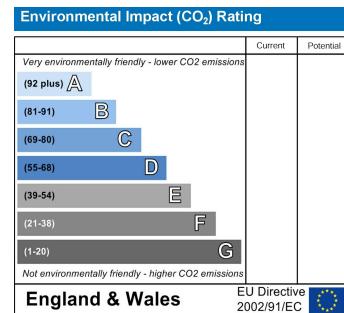
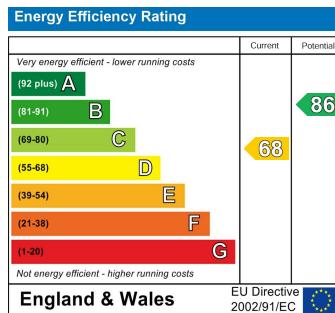
The vendor has advised the following:

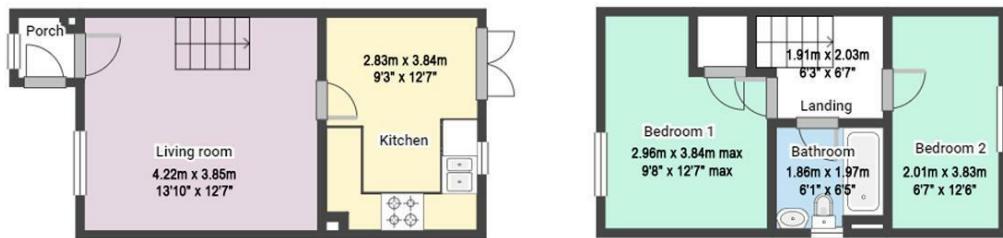
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: 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 HoldenCopley 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. HoldenCopley 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley 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.





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, 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 HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.