

# HoldenCopley

PREPARE TO BE MOVED

Clover Fields, Calverton, Nottinghamshire NG14 6PQ

---

Guide Price £210,000 - £220,000

Clover Fields, Calverton, Nottinghamshire NG14 6PQ



GUIDE PRICE £210,000 - £220,000

IDEAL FOR FIRST-TIME BUYERS...

This well-presented two-bedroom semi-detached house, located in the popular area of Calverton, is perfect for first-time buyers. Close to a range of local amenities including shops, eateries, schools, and excellent commuting links. Inside, the house offers a welcoming reception room, providing a cosy space for relaxation and entertaining. The modern kitchen is well-equipped and designed to meet all your culinary needs. The upper level comprises two double bedrooms, with the master bedroom featuring fitted wardrobes for ample storage. Completing the layout is a contemporary three piece bathroom suite. Externally, the property includes a driveway at the front, providing off-road parking and access to the garage. The enclosed rear garden features a patio seating area and a lawn, a perfect space for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Two Bedrooms
- Reception Room
- Modern Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- South Facing Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Porch

2'8" x 3'1" (0.82m x 1.21m)

The entrance hall has carpeted flooring, a UPVC double-glazed window and a single UPVC door providing access into the accommodation.

### Living Room

12'7" x 13'9" (3.86m x 4.21m)

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

### Kitchen

9'3" x 12'7" (2.84m x 3.84m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas hob, extractor fan, washing machine & dishwasher. A breakfast bar, partially tiled walls, a radiator, recessed spotlights, tiled flooring, two UPVC double-glazed windows to the rear elevation and a single UPVC door providing access into the accommodation.

## FIRST FLOOR

### Landing

6'1" x 6'7" (1.86m x 2.03m)

The landing has carpeted flooring, access to the first floor accommodation and access to the loft.

### Master Bedroom

9'1" x 9'8" (2.77m x 2.96m)

The main bedroom has carpeted flooring, a radiator, in-built sliding door wardrobes, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

### Bedroom Two

12'7" x 6'7" (3.84m x 2.01m)

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

### Bathroom

6'1" x 6'5" (1.87m x 1.97m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a heated towel rail, tiled walls, an extractor fan, tiled flooring and a UPVC double-glazed obscure window.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing off-street parking, access to the garage, courtesy lighting and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed garden with a block-paved patio area, a lawn, a sheltered storage area, fence panelling and hedge boundary's.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest

download speed at 32Mbps & Highest upload speed at 6Mbps

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

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.

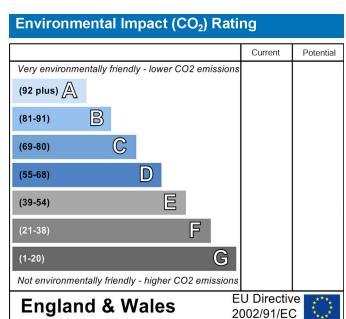
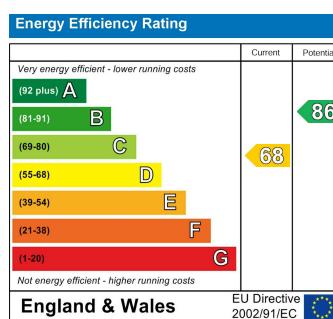
The vendor has advised the following:

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.



**HoldenCopley**  
PREPARE TO BE MOVED



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](mailto:info@holdencopley.co.uk)  
[www.holdencopley.co.uk](http://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.