

HoldenCopley

PREPARE TO BE MOVED

Oxgang Close, Calverton, Nottinghamshire NG14 6RS

Guide Price £145,000 - £150,000

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WELL PRESENTED THROUGHOUT

We are delighted to be bringing to the market this two bedroom modern coach house offering deceptive yet beautifully presented accommodation, making it a perfect purchase for any first time buyer or someone wishing to downsize. Situated in a popular rural location within Calverton, this property must be viewed to be appreciated! Internally, the accommodation comprises of an open plan living and kitchen area with fitted units, two good sized bedrooms and a stylish three piece bathroom suite. The property also benefits from having plenty of built in storage space. Outside to the front is a driveway with access to a garage, providing ample off road parking and to the rear is a well maintained garden.

MUST BE VIEWED



- Coach House
- Two Bedrooms
- Open Plan Living
- Modern Kitchen Area
- Stylish Bathroom Suite
- Storage Space
- Driveway
- Garage
- Well Maintained Garden
- Popular Location

ACCOMMODATION

Entrance Hall

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

Lounge / Kitchen Diner

17'8" x 12'6" (5.39 x 3.83)

The kitchen has a range of fitted base and wall units with rolled edge work surfaces, a stainless steel sink and a half with mixer taps and drainer, an integrated oven with gas hob, extractor fan and stainless steel splash back, space and plumbing for a washing machine, space for a fridge, space for a dining table, tiled flooring, a radiator and a UPVC double glazed window.

The lounge area has two UPVC double glazed windows, carpeted flooring, a radiator and an aerial point.

Master Bedroom

14'0" x 10'2" (4.28 x 3.11)

The main bedroom has a UPVC double glazed window, a radiator, carpeted flooring, an aerial point and fitted sliding door wardrobes

Bathroom

6'10" x 5'6" (2.09 x 1.69)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with an overhead shower and glass panel shower screen, a radiator, part tiled walls, tiled flooring, an electrical shaving point and a UPVC double glazed window

Bedroom Two

14'0" x 6'7" (4.28 x 2.03)

The second bedroom has a UPVC double glazed window, a radiator, carpeted flooring, an aerial point and fitted sliding door wardrobes

OUTSIDE

Front

To the front of the property is a block paved driveway with access to a garage

Garage

Rear

To the rear of the property is a private enclosed garden with fence panelling, a lawn and a range of plants and shrubs

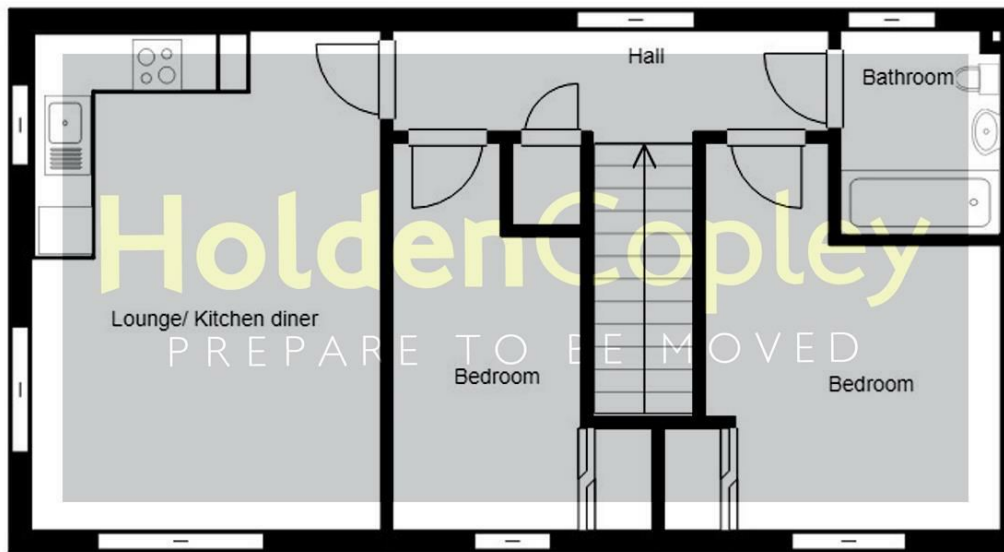
DISCLAIMER

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk

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