Robert Ellis

look no further. . .

Main Street

Calverton, Nottingham NG14 6LT

A TWO BEDROOM SEMI DETACHED HOME FOR SALE IN CALVERTON!

Guide Price £230,000 Freehold

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GUIDE PRICE £230,000 - £240,000!
Located in the sought-after village of Calverton, this well-positioned two-bedroom semi-detached home is ideal for first-time buyers, small families, or investors. The property is conveniently situated close to local schools, shops, and excellent transport links.

As you enter the property, you are welcomed into a bright entrance hallway, providing access to the spacious lounge and stairs to the first floor. The lounge leads through to the kitchen/diner, which offers a great space for cooking and dining. From the kitchen, a door opens into the inner hall, with access to a useful utility area and downstairs WC.

Upstairs, there are two well-proportioned bedrooms and a family bathroom.

Outside, the front of the property features a driveway and lawned garden, while to the rear you'll find a large, enclosed garden – offering plenty of space for children to play, entertaining guests, or enjoying the outdoors.

This home has great potential and is ready for its next chapter.

Don't miss out – arrange your viewing today!

Entrance Hall
UPVC door to the front, carpeted flooring, radiator, stairs to the first floor.

Lounge
13'10" x 13'9" max (4.24m x 4.21m max)
Double glazed bay window to the front, radiator, coving, gas fire with tiled hearth and wooden surround, laminate flooring and door to:

Kitchen Diner
11'10" x 8'3" max (3.63m x 2.53m max)
Linoleum flooring, double glazed window to the rear, spotlights to the ceiling, tiled splashbacks, radiator, range of wall, base and drawer units with work surfaces over incorporating a sink and drainer with mixer tap, plumbing for a washing machine, spaces for a cooker and fridge freezer, door to:

Inner Hall
5'4" x 5'7" max (1.63m x 1.71m max)
Radiator, understairs storage and door to:

Cloaks/w.c.
2'5" x 5'2" max (0.75m x 1.6m max)
Double glazed window to the rear, low flush w.c., linoleum flooring, radiator.

First Floor Landing
Carpeted flooring, double glazed window to the side, loft access hatch and doors to:

Bedroom 1
17'10" x 9'5" max (5.44m x 2.88m max)
Double glazed window to the front, radiator, carpeted flooring and picture rail.

Bedroom 2
9'3" x 11'3" max (2.82m x 3.43m max)
Double glazed window to the rear, radiator, picture rail, carpeted flooring and built-in storage.

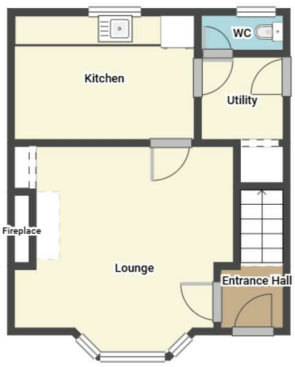
Bathroom
8'1" x 8'2" max (2.47m x 2.51m max)
Double glazed window to the rear, radiator, linoleum flooring, tiled splashbacks, bath with hot and cold taps and electric shower over, low flush w.c., wash hand basin with mixer tap.

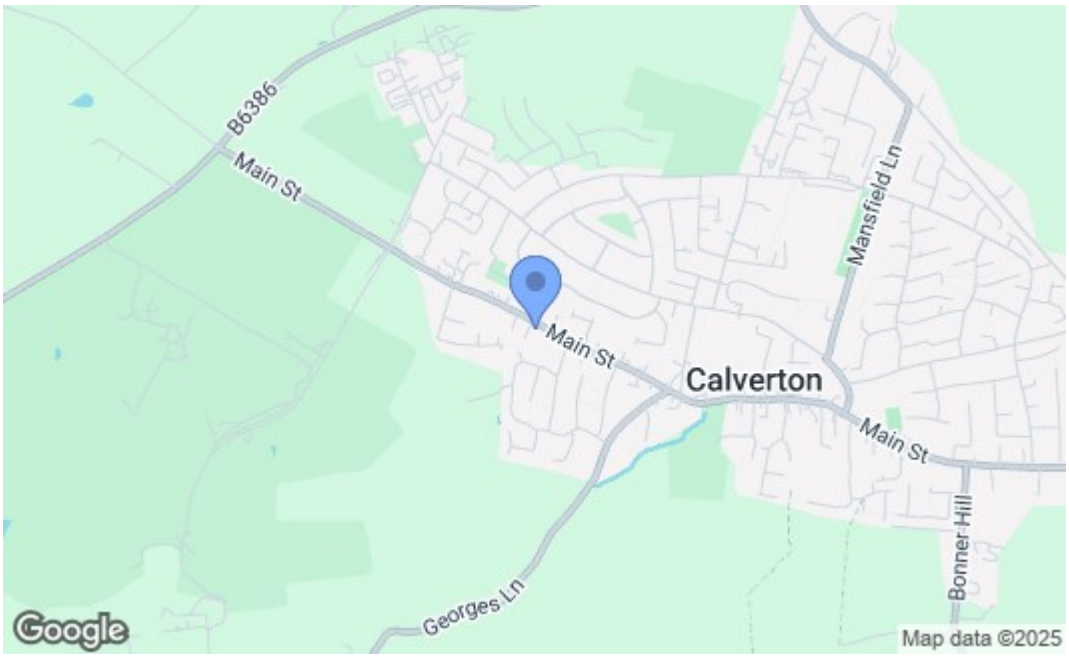
Outside
There is a driveway at the front providing off road parking, front garden and side access to the rear.

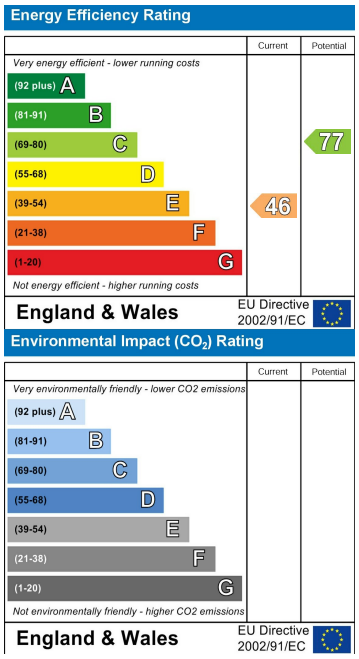
To the rear there is a large lawned garden with a range of trees, plants and shrubs. Garden shed at the bottom of the garden, hedge and fencing to the boundaries.

Council Tax
Nottingham Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 56mbps Ultrafast 1000mbps
Phone Signal – 02, Three, Vodafone, EE
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







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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