



Calverton Road  
Arnold, Nottingham NG5 8FH

**Asking Price £185,000 Freehold**

TWO BEDROOM SEMI-DETACHED FAMILY  
PROPERTY, NO UPWARD CHAIN



### Two Bedroom Semi-Detached Home with Driveway, Garage and No Upward Chain

Situated in a popular Arnold location, this two-bedroom semi-detached home offers excellent potential for buyers looking to add their own personal touch. The property is offered to the market with no upward chain and would make an ideal purchase for first-time buyers, investors, or downsizers seeking a project.

The accommodation includes an entrance hall, a bright living room, and a spacious dining kitchen overlooking the rear garden, Pantry, side lobby and a ground floor W/C . Upstairs, there are two good-sized bedrooms and a refitted modern shower room.

While the home would benefit from some cosmetic renovation, it already enjoys key features such as double glazing, gardens to the front and rear, and a driveway with garage providing off-street parking and storage.

Located close to Arnold's wide range of shops, amenities, and excellent transport links with bus links into Nottingham City Centre close to hand, this property offers both convenience and great potential to create a lovely home.

Viewing is highly recommended.



### Entrance Lobby

UPVC double glazed leaded door to the front elevation, staircase leading to the first floor landing, wall mounted radiator, meter cupboard, ceiling light point, panelled door leading off to the living room.

### Living Room

20'1 x 15'06 approx (6.12m x 4.72m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, electric fireplace with tiled hearth, internal panelled door leading through to the dining kitchen.

### Dining Kitchen

9' x 15'11 approx (2.74m x 4.85m approx)

Two UPVC double glazed windows to the rear elevation, a range of matching wall and base units incorporating laminate worksurfaces over, tiled splashbacks, linoleum floor covering, stainless steel sink with mixer tap over, space and point for a freestanding cooker, space and plumbing for a washing machine, ceiling light point, wall mounted radiator, door leading to the side lobby, door leading to a spacious under the stairs pantry.

### Pantry

4'11 x 7'10 approx (1.50m x 2.39m approx)

UPVC double glazed window to the side elevation, light and power, space and point for a fridge freezer.

### Side Lobby

3'3 x 3'2 approx (0.99m x 0.97m approx)

UPVC double glazed door to the side elevation, ceiling light point, quarry tile flooring, door leading to the ground floor cloakroom.

### Ground Floor Cloakroom

2'7 x 5'01 approx (0.79m x 1.55m approx)

UPVC double glazed window to the rear elevation, low level flush WC, ceiling light point, wall mounted radiator.

### First Floor Landing

Carpeted flooring, UPVC double glazed window to the side elevation, loft access hatch, ceiling light point, panelled doors leading off to:

### Family Bathroom

8'2 x 8'07 approx (2.49m x 2.62m approx)

Three piece suite comprising low level flush WC, vanity handwash basin with storage cupboards below, walk-in shower enclosure with shower head above, UPVC double glazed window to the rear elevation, tiling to the walls, ceiling light point, illuminated mirrored cabinet, airing cupboard providing useful additional storage space, wall mounted radiator.

### Bedroom Two

8'06 x 11'09 approx (2.59m x 3.58m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

### Bedroom One

9'11 x 15'09 approx (3.02m x 4.80m approx )

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in storage over the stairs.

### Outside

#### Front of Property

To the front of the property there is a raised garden being laid mainly to lawn, pathway leading to the front entrance door, pathway to the side elevation, hedging to the boundaries.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with pathway to the front and rear of the property, further gated driveway to the rear providing ample off the road vehicle hardstanding and giving access to the freestanding sectional garage.

#### Garage

11'05 x 23'2 approx (3.48m x 7.06m approx)

Roller shutter door to the front elevation with light, power and a side access door, fully insulated garage.

#### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 15mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

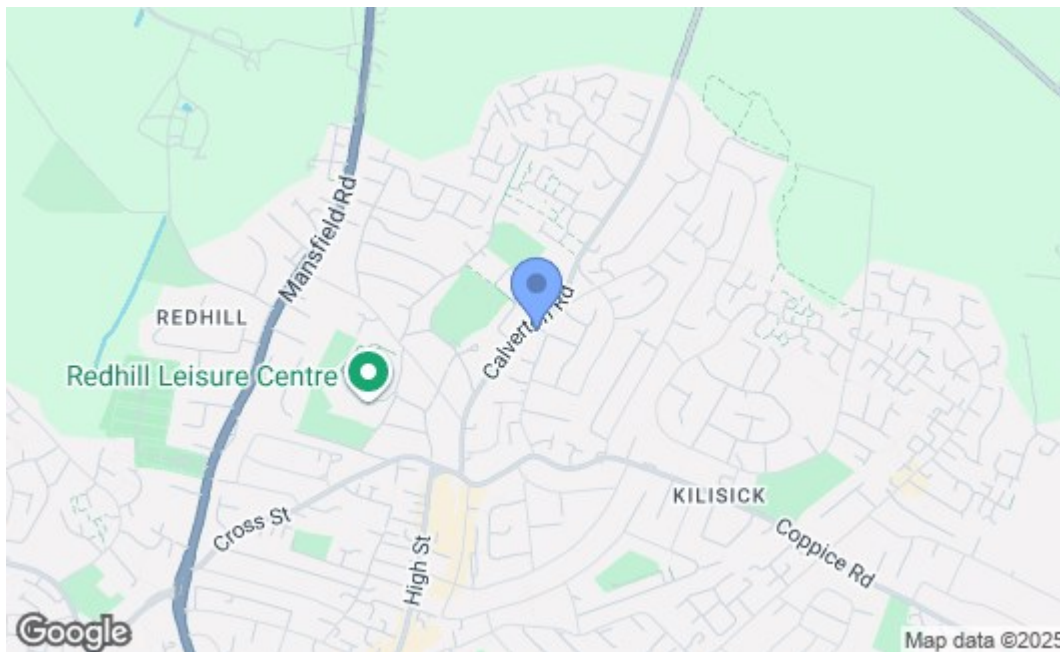
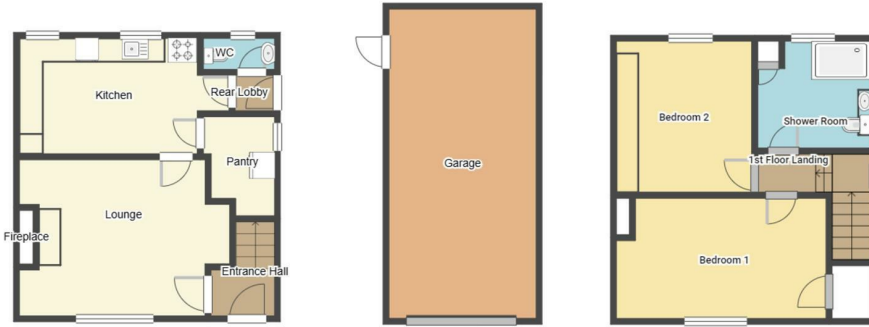
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.