



Calverton Close,
Toton, Nottingham
NG9 6GW

£195,000 Leasehold
75% Share



THIS IS A TWO BEDROOM SEMI DETACHED BUNGALOW SITUATED WITHIN THE CALVERTON CLOSE RETIREMENT AREA THAT PROVIDES SUPPORTED LIVING ACCOMMODATION TO PEOPLE OVER THE AGE OF 60.

The property is being sold with the benefit of no upward chain and is therefore ready for immediate occupation. For the size of the accommodation and the privacy of the communal gardens at the rear to be appreciated, we recommend interested parties do take a full inspection so they are able to see all that is included in this lovely property for themselves. The property is well placed for easy access to a Tesco superstore which is only a short walk along Swiney Way and also to other amenities and facilities provided by the nearby towns of Long Eaton and Beeston as well as at the Chilwell Retail Parks.

The property was built approximately 30 years ago and it has brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of cavity floor, wall and roof insulation, gas central heating and double glazing. In brief the bungalow includes a spacious reception hallway with Georgian glazed doors leading to all the rooms off the hall and these include a lounge/sitting room which has double glazed patio doors leading out to the front of the property and a feature Adam style fireplace and off the lounge there is a well fitted kitchen which has ranges of wall and base cupboards. There are two double bedrooms, the main bedroom being fitted with bedroom furniture extending along three walls and there is a shower room which has a corner shower unit. Outside there is a patio at the front which leads onto a communal lawned garden and at the rear there is a private communal lawned garden with a high wall running along the rear boundary.

As previously mentioned there is a Tesco superstore on Swiney Way, a Doctors surgery and bus stop outside Calverton Close, with many other shopping facilities being found in the nearby towns of Beeston and Long Eaton and at the Chilwell Retail Parks where there is an M&S Food Store, Next, TK Maxx and several coffee eateries, there are healthcare and sports facilities which include several local golf courses, walks in the picturesque Attenborough Nature Reserve and the transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



UPVC front door with ornate inset stained glass leaded panel leading to:

Reception Hall

The spacious reception hall has a hatch to the loft, radiator with shelf over, shelved airing/storage cupboard, wood effect flooring and Georgian opaque glazed doors leading to:

Lounge/Sitting Room

15'3 x 11'7 approx (4.65m x 3.53m approx)

This large reception room has double glazed patio doors leading out to the front of the property, feature electric fire set in an Adam style surround with an inset and hearth, cornice to the wall and ceiling, radiator with a shelf over, TV point and a Georgian glazed door leading to:

Kitchen

9' x 8'5 approx (2.74m x 2.57m approx)

The kitchen is fitted with white fronted units and includes an enamel sink with a mixer tap set in an L shaped work surface with space for an automatic washing machine, cupboards and drawers beneath, space and plumbing for an upright gas cooker, L shaped work surface with cupboards and drawers below, space for a fridge/freezer, matching eye level wall cupboards and display cabinets, tiling to the walls by the work surface areas, double glazed window to the front, upright shelved pantry cupboard, wall mounted boiler and built-in storage cupboard with shelving.

Bedroom 1

11'5 x 11'3 approx (3.48m x 3.43m approx)

The main bedroom has a double glazed window overlooking the lawned garden to the rear and to either side of the bed position there are wardrobes which extend along a second wall to a drawer unit and there is a dressing table with drawers below to another wall, radiator with shelf over and mirror to one wall.

Bedroom 2

9' x 8'10 approx (2.74m x 2.69m approx)

The second bedroom has a double glazed window overlooking the rear garden, radiator and wood effect flooring.

Shower Room

The shower room includes a corner shower with tiling to two walls and curved doors with protective screens, pedestal wash hand basin and low flush w.c., radiator with a rail over, mirror to the wall, electric shaver point, opaque double glazed window, double mirror fronted wall cabinet and an X-pelair fan.

Outside

At the front of the property there is a slabbed patio area leading onto a communal lawn and there is a path running down the right hand side of the bungalow to the main entrance door and to the communal lawned garden at the rear. There is a storage unit, suitable for storing a mobility scooter, and bin storage area at the rear of the bungalow, communal lawns which are kept private by having a wall to the rear boundary and a fence to the right hand side.

Store Shed

At the front of the property there is a store shed for garden tools or other items and there are two entrance doors to enable easy access.

Agents Notes

The property is leasehold with a 99 year lease which commenced 31st July 1992. There is a monthly management charge of £109 pcm which covers gardening, exterior works and building insurance.

The white goods are also included in the sale.

Directions

Proceed out of Long Eaton on Nottingham Road turning left into High Road, leading you to the Banks Road traffic lights turning right into Swiney Way and continue along there and taking the right hand turning into Calverton Close. Shortly after the Tesco store, turn into Calverton Close and the property can be identified by our for sale board.

7110AMMP

Council Tax

Broxtowe Borough Council Band A





GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. Call us on 0115 946 1818.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		66	
(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			
(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	

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.