



Main Street,  
Calverton, Nottingham  
NG14 6LS

**£160,000 Freehold**



Robert Ellis Estate Agents are delighted to offer to the market this FANTASTIC TWO/THREE BEDROOM, END OF TERRACE COTTAGE within CALVERTON, NOTTINGHAM. To see the excellent potential a viewing is recommended. Offering an ideal opportunity for incoming buyers to alter the layout and add value.

Calverton is a stone's throw away from Arnold which offers a thriving high street and transportation links. Alongside this, Calverton benefits from its own array of shops and retail units. There are 4 local primary schools all under 2 miles of the property, a secondary school and a leisure centre. The home is surrounded by open fields and countryside, allowing prospective buyers to enjoy walks. It is a very desirable location for any growing family or first-time buyer/Investor.

The property dates to the early 1800s and offers much charm and character. Upon entry, you are welcomed into the entrance hallway with access to the living room featuring a brick fireplace, exposed ceiling, and laminate flooring. Access from the hallway to the cellar offering additional storage space, staircase leading to the landing with access to the large, fitted dining kitchen, large family bathroom which has been recently renovated and second bedroom, an additional staircase leading to the main bedroom with large dressing area/storage area. Potential to divide the space to create a third bedroom subject to relevant building regulations and planning permission approval.

To the rear of the property is a courtyard garden with access to the bins only.

This home offers a huge amount of potential to prospective buyers, allowing them to create their own space that works for them.

Contact the office now before it is too late!



### Entrance Hallway

UPVC double glazed door to the side elevation providing access to inner entrance hallway, UPVC double glazed window, wall mounted double radiator, ceiling light point, electrical consumer unit along with electric metre, tiling to the floor and door leading to cellar, panelled door leading through to living room and staircase leading to landing, mocked beams to ceiling.

### Living Room

12'03 x 13'11 approx (3.73m x 4.24m approx)  
UPVC double glazed window to the front and side elevation, wall mounted radiator, laminate floor covering, ceiling light point, beams to ceiling, exposed decorative brick chimney with tiled hearth.

### Cellar

7'11 x 8'9 approx (2.41m x 2.67m approx)  
Offering additional storage space with further shelving, potential to convert or develop subject to building regulations and planning permission approvals.

### Kitchen

11'04 x 10'04 approx (3.45m x 3.15m approx)  
With a range of matching wall and base units incorporating laminate working surfaces over, stainless steel sink with dual heat tap above, space and plumbing for automatic washing machine, intergraded oven with four ring gas hob over, tiled, flashbacks UPVC double glazed window to the rear elevation, Linoleum floor covering, ceiling light point, under counter space for fitted fridge and freezer.

### First Floor Landing

Ceiling light point, staircase leading to second floor landing, with panelled doors leading off to:

### Bathroom

10'2 x 11'6 approx (3.10m x 3.51m approx)  
UPVC double glazed window to the rear elevation, low level flush W.C, ceiling light point, extractor unit, double shower with shower screen, bath unit and also a sink unit.

### Bedroom Two

12'05 x 11'07 approx (3.78m x 3.40m approx)  
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, beams to the ceiling.

### Boiler House/Study

6'10 x 6'05 approx (2.08m x 1.96m approx)  
UPVC double glazed windows to the side elevation, wall mounted Bosch Combination Boiler.

### Second Floor Landing

With staircase leading to:

### Master Bedroom

14'05 x 12'05 approx (4.39m x 3.78m approx)  
UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point and doorway leading through to:

### Dressing Room/Additional Bedroom

14'06 x 10'2 approx (4.27m/1.83m x 3.10m approx)  
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Outside

Property sits on a corner plot, with a small court-yard space for bin access only to the rear elevation and garden to the front.

### Council Tax Band

Gedling Council Tax Band A.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.