



**The Hollins**  
**Calverton, Nottingham NG14 6JR**

**Guide Price £170,000 Freehold**

A THREE BEDROOM, END TERRACE FAMILY HOME IN CALVERTON, NOTTINGHAM.



\*\* IDEAL FAMILY STARTER HOME \*\*

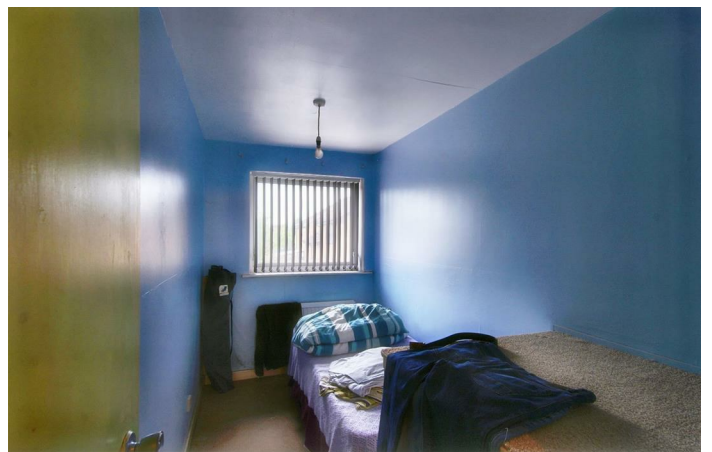
Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED FAMILY situated in CALVERTON, NOTTINGHAM.

Situated in this sought after quiet and peaceful residential location, readily accessible for a range of local amenities, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

Upon entry, you are welcomed into the hall which leads to the lounge, dining kitchen with fitted units, ground floor lobby, under stairs storage cupboard and stairs to landing, first double bedroom, second double bedroom third bedroom and family bathroom.

The front of the home offers a garden with a pathway and low maintenance gravelled area, with the rear offering a garden laid to lawn, driveway and brick-built garage.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY- Contact the office to arrange your viewing.



### Entrance Hallway

4'11 x 4'10 approx (1.50m x 1.47m approx)  
UPVC double glazed entrance door to the front elevation leading into the Entrance Hallway with a UPVC double glazed window to the side. Laminate flooring. Ceiling light point. Built-in meter cupboard. Glazed window looking into Hallway. Internal door leading into the Lounge

### Lounge

15'09 x 11'2 approx (4.80m x 3.40m approx)  
UPVC double glazed picture window to the front elevation. Laminate flooring. Wall mounted radiators. Ceiling light points. Picture rail. Feature fireplace with wooden mantel, stone surround and hearth. Built-in under the stairs storage cupboard. Internal doors leading into the Kitchen Diner and Lobby

### Kitchen Diner

9'4 x 13'7 approx (2.84m x 4.14m approx)  
UPVC double glazed door to the rear elevation leading to the enclosed rear garden. UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light points. Range of fitted wall and base units incorporating laminate worksurfaces above. 1.5 bowl sink and drainer unit with dual heat tap. Space and plumbing for an automatic washing machine. Space and point for freestanding cooker. Space and point for freestanding fridge freezer. Ample space for dining

### Lobby

Carpeted flooring. Ceiling light point. Built-in storage cupboard. Carpeted staircase to the First Floor Landing

### First Floor Landing

Carpeted flooring. Ceiling light point. Loft access hatch. Panel doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

7'09 x 15'9 approx (2.36m x 4.80m approx)  
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in wardrobes, cupboards and drawers

### Bedroom 2

6'09 x 9'01 approx (2.06m x 2.77m approx)  
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Bedroom 3

36'1"3'3" x 16'4"22'11" approx (11'01 x 5'07 approx)  
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

### Family Bathroom

6'2 x 6'4 approx (1.88m x 1.93m approx)  
UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Extractor unit. White 3 piece suite comprising of a panel bath with hot and cold taps and electric shower head above, hand wash basin with hot and cold taps and a low level WC. Airing cupboard housing gas central heating boiler

### Front of Property

To the front of the property there is a driveway providing off the road parking, pathway to the front entrance and a low maintenance gravelled area. The driveway continues to the side of the property offering further hard standing space leading to the Garage

### Rear of Property

To the rear of the property there is an enclosed rear garden being made mainly to lawn with fencing surrounding

### Brick Built Garage

Up and over door and side access door

### Agents Notes:

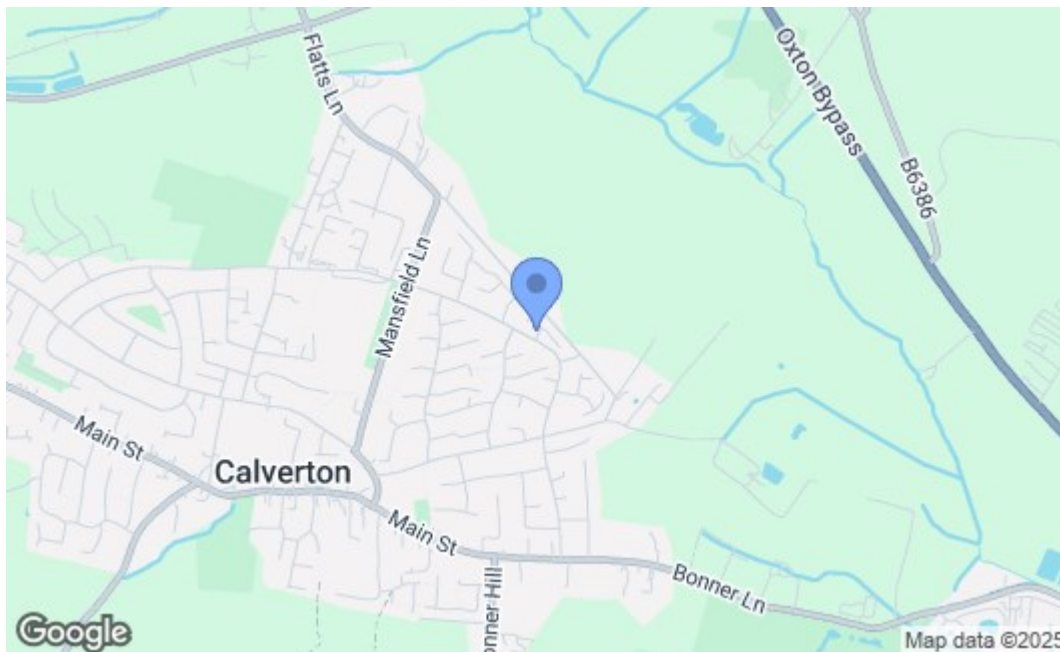
The property sits on a corner plot with further potential to extend subject to the buyers needs and requirements and subject to relevant building regulations and planning permission approvals

### Agents Notes: Additional Information

Council Tax Band: B  
Local Authority: Gedling  
Electricity: Mains supply  
Water: Mains supply  
Heating: Mains gas  
Septic Tank : No  
Broadband: BT, Sky, Virgin  
Broadband Speed: Standard 20mbps Ultrafast 1000mbps  
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



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.