



Beck Avenue  
Calverton, Nottingham NG14 6JG

**Asking Price £185,000 Freehold**

A THREE BEDROOM SEMI-DETACHED  
FAMILY PROPERTY SELLING WITH THE  
BENEFIT OF NO UPWARD CHAIN.





\*\* Ideal Family Starter Home \*\*

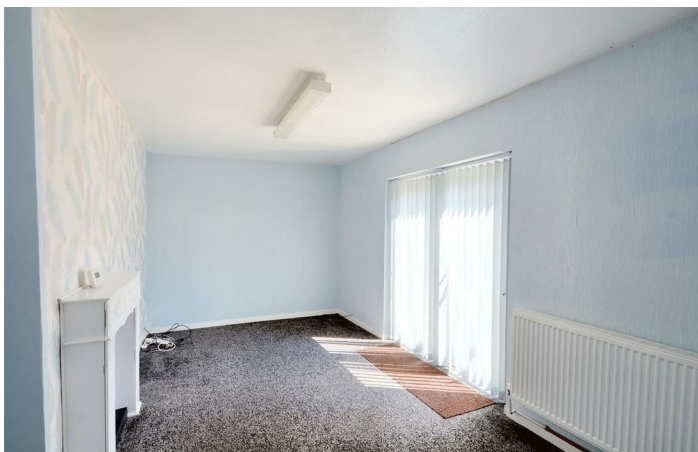
Robert Ellis Estate Agents are delighted to bring to the market a three bedroom, semi-detached family home located in Calverton, Nottingham.

Situated in a sought-after, quiet, and peaceful residential location with easy access to local amenities, this property is ideal for first-time buyers, young professionals, and families.

Upon entry, you are welcomed into the lounge, dining room, fitted kitchen, and ground floor W/C. The upper level includes a first double bedroom, a second double bedroom, a third bedroom, a family bathroom, and a separate W/C.

The front of the house offers a large driveway. The rear of the property features an enclosed garden with a landscaped decked area and raised flower beds.

A viewing is highly recommended to appreciate the size and location of this great opportunity. The property is selling with no upward chain. Contact the office to arrange your viewing.



### Living Room

16'05 x 10'4 approx (5.00m x 3.15m approx)  
UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the front elevation. Wall mounted radiator. Ceiling light points. Staircase leading to the first floor landing. Doorway leading through to dining room.

### Dining Room

10'1 x 15'11 approx (3.07m x 4.85m approx)  
Ceiling light point. Double glazed French doors leading to the enclosed landscaped rear garden. Wall mounted radiator. Feature decorative fireplace Inco prating wooden mantle, marble hearth and inset cast iron electric fire. Ample space for dining table. Sliding glazed doors leading into the fitted kitchen.

### Kitchen

16'08 x 5'6 approx (5.08m x 1.68m approx)  
Glazed wooden door to the side elevation. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of fitted wall and base units incorporating laminate worksurfaces above. Stainless steel 1.5 bowl sink with swan neck dual heat tap. Space and point for a freestanding cooker. Space and point for a freestanding fridge freezer. Space and plumbing for an automatic washing machine. Internal door leading into the ground floor WC.

### Ground Floor WC

2'10 x 4'9 approx (0.86m x 1.45m approx)  
UPVC double glazed window to the side elevation. Linoleum flooring. Ceiling light point. Low level flush WC

### First Floor Landing

Ceiling light point. Loft access hatch. Airing cupboard housing refitted Baxi gas central heating combination boiler. Internal doors leading into bedroom 1, 2, 3 and family bathroom

### Bedroom 1

12'9 x 8'10 approx (3.89m x 2.69m approx)  
UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point.

### Bedroom 2

13'04 x 8'11 approx (4.06m x 2.72m approx)  
UPVC double glazed window to the front elevation. Wall mounted radiator. Ceiling light point. Built-in over the stairs storage cupboard offering useful additional storage space.

### Bedroom 3

8'7 x 8'3 approx (2.62m x 2.51m approx)  
UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point.

### Family Bathroom

8'9 x 4'9 approx (2.67m x 1.45m approx )  
UPVC double glazed window to the front elevation. Wall mounted chrome heated radiator. Ceiling light point. 3 piece suite comprising of a walk-in shower enclosure with rainwater shower head above., semi recessed vanity hand wash basin with storage cupboards below and a low level WC.

### Front of Property

To the front of the property there is a driveway providing off the road parking, pathway to the front entrance door and access to the rear of property.

### Rear of Property

To the rear of the property there is a enclosed rear garden, being made mainly to lawn with fencing to the boundaries, landscaped decked area, wooden sleeper flowerbeds and and a brick built store.

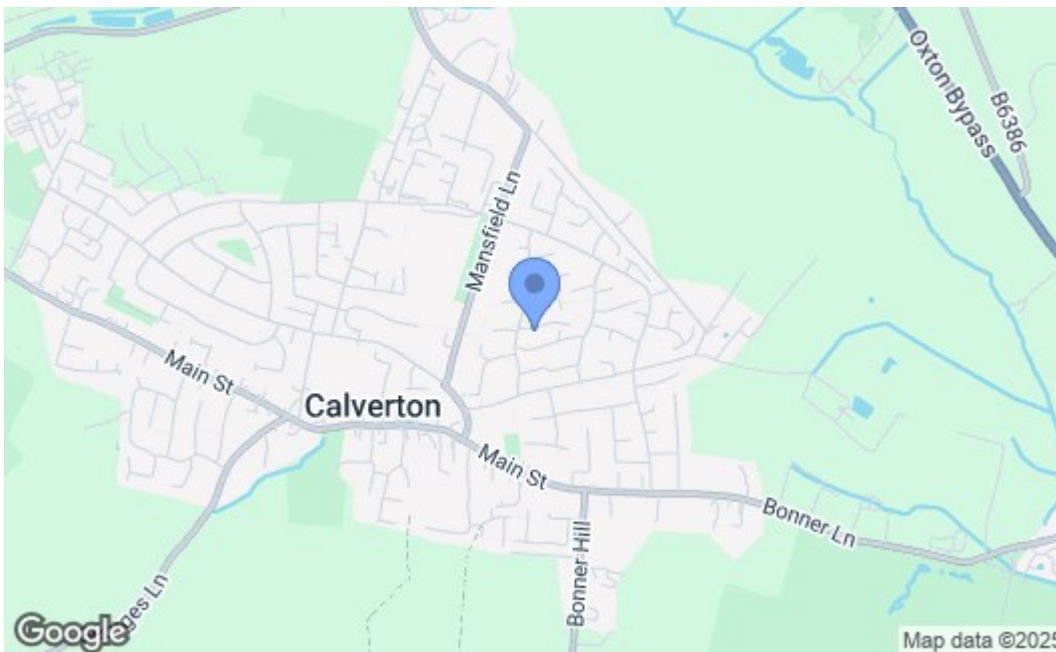
### Agents Notes: Additional Information

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 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   |  |                         | 84        |
| (81-91) B   |  | 69                      |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (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.