



Whitedale Road
Calverton, Nottingham NG14 6RQ

£170,000 Leasehold

A TWO BEDROOM MAISONETTE
SITUATED IN CALVERTON, NOTTINGHAM.



**** CALLING ALL FIRST TIME BUYERS AND BUY TO LET INVESTORS ****

ROBERT ELLIS ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS TWO BEDROOM MAISONETTE WITH A DRIVE WAY FOR TWO CARS AND A GARDEN TO THE SIDE!

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. It is a very desirable location for any family or first-time buyer/investor.

In brief the property internally comprises of; an entrance hallway, lounge diner, kitchen, two bedrooms and a shower room. Externally the property offers a driveway for two cars to the side, and a side garden next to a playing park.

An early viewing is highly recommended to appreciate the accommodation on offer!



Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway. Linoleum flooring. Wall mounted radiator. Built-in storage cupboard. Internal door leading into the lounge diner.

Lounge Diner

16'10" x 10'1" approx (5.15 x 3.08 approx)
UPVC double glazed windows to the front elevation. Linoleum flooring. Wall mounted radiators. Feature fireplace incorporating a wooden mantle, tiled hearth and electric fire. Open through to the kitchen. Internal door leading into the lobby.

Kitchen

9'9" x 7'2" approx (2.99 x 2.19 approx)
UPVC double glazed window to the rear elevation. Tiled flooring. Recessed spotlights to the ceiling. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel sink and drainer unit with dual heat tap. Integrated electric oven. 4 ring gas hob with extractor unit above. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge freezer. Wall mounted boiler housed within cupboard.

Lobby

Carpeted flooring. Wall mounted radiator. Internal doors leading into bedroom 1, 2 and shower room.

Bedroom 1

8'0" x 20'7" approx (2.44 x 6.29 approx)
UPVC double glazed windows to the side elevation. Carpeted flooring. Wall mounted radiators.

Bedroom 2

7'11" x 9'3" approx (2.42 x 2.82 approx)
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiators.

Shower Room

UPVC double glazed window to the rear elevation. Tiled walls. Wall mounted radiator. Recessed spotlights to the ceiling. 3 piece suite comprising of a wall mounted electric shower, hand wash basin with dual heat tap and a low level flush WC. Large built-in storage cupboard.

Outside

To the side of the property there is access to the garden with a laid to lawn and hedging surrounding.

Parking

There is a driveway providing off the road parking

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

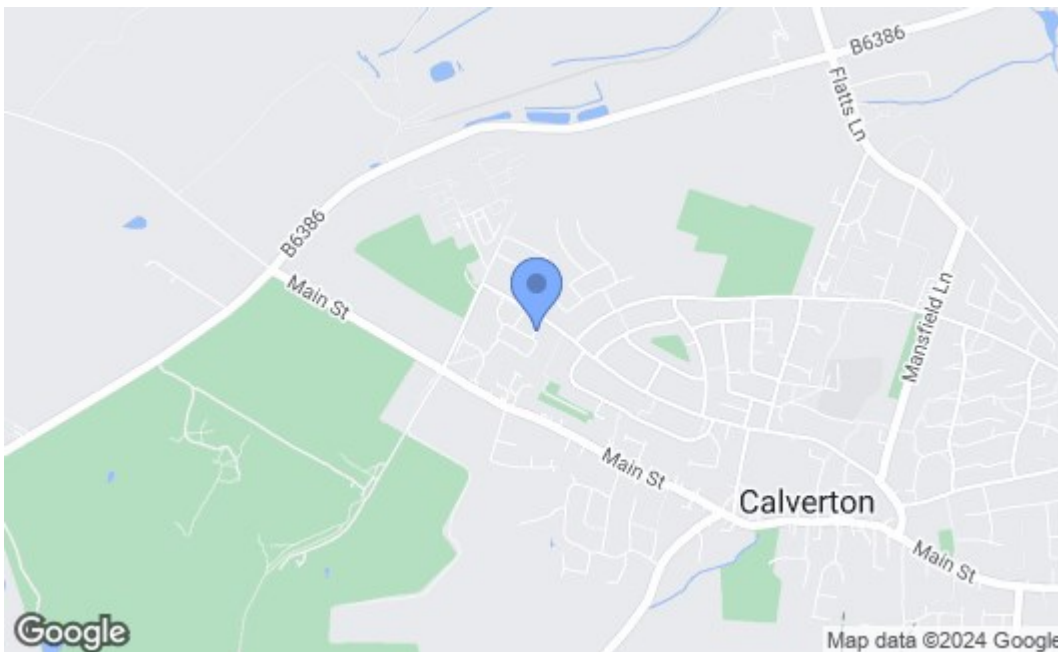
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(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			
(81 plus) A			
(61-81) B			
(41-61) C			
(21-41) D			
(1-21) E			
(1-20) 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.