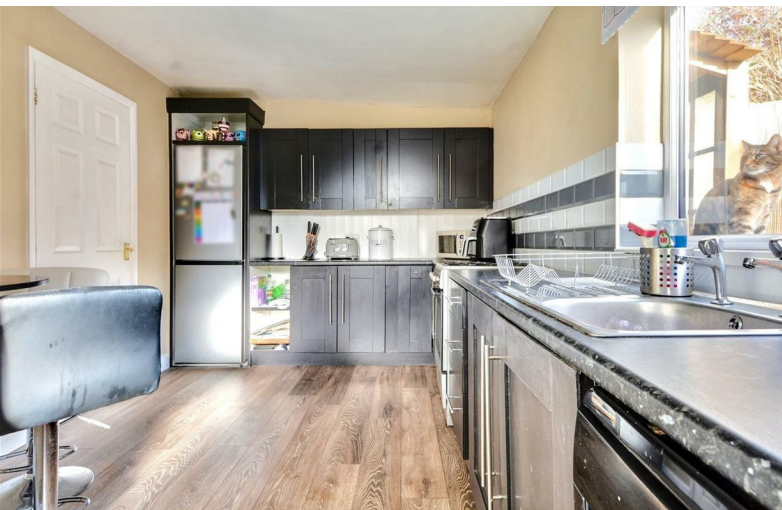




Calverton Road
Arnold, Nottingham NG5 8FS

A THREE BEDROOM SEMI DETACHED
FAMILY HOME SITUATED IN ARNOLD,
NOTTINGHAM!

Guide Price £185,000 Freehold



****GUIDE PRICE £185,000 - £200,000 !** MUST VIEW!***

This well-proportioned three-bedroom semi-detached home, located in the popular area of Arnold, Nottingham, offers an excellent opportunity for first-time buyers or families looking for a property with great potential. The property features a spacious lounge/diner, providing ample room for both relaxing and entertaining. A separate study adds versatility, perfect for a home office or additional living space. Downstairs also includes a practical bathroom, ideal for family convenience.

Upstairs, you'll find three good-sized bedrooms, each filled with natural light and offering plenty of room for furniture and personal touches. The tired rear garden offers the opportunity to create an outdoor space tailored to your style, whether you wish to landscape it or develop it into a relaxing retreat.

To the front, the property is accessed via steps, with a small yard area that could be used for decorative plants or seating.

The location of this home is a major advantage, being close to local shops, schools, and parks. Excellent transport links are nearby, making commuting to the city centre and surrounding areas easy and convenient.

This property offers comfortable living space and plenty of potential, making it an ideal choice for those looking for a well-located home in a popular area. Whether you're looking for a family home or a project to make your own, this semi-detached property is a great option.



Front of Property

To the front of the property there are steps and a pathway leading to the front entrance door, on the road parking.

Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising wood effect laminate flooring, wall mounted radiator, door to downstairs bathroom, door to lounge, door to study/bedroom, carpeted stairs leading to first floor landing.

Downstairs Bathroom

5'1" x 6'2" approx (1.56 x 1.90 approx)

Wood effect laminate flooring, vanity wash hand basin with mixer tap, wall mounted radiator, tiled splashbacks, extractor fan, shower cubicle with mains fed shower above, WC, UPVC double glazed window to the side front elevation.

Lounge/Diner

20'9" x 10'3" approx (6.33 x 3.14 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, wood effect laminate flooring, electric fire, cupboard housing meters, TV point.

Kitchen

17'3" x 9'0" approx (5.26 x 2.75 approx)

A range of matching wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap over, UPVC double glazed window to the rear elevation, space and point for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, two built in storage cupboards providing additional storage space, space for a cooker, UPVC double glazed door to the side elevation providing access to the rear garden.

Study/Downstairs Bedroom

8'5" x 10'1" approx (2.59 x 3.08 approx)

Wood effect laminate flooring, under stairs storage cupboard, UPVC double glazed window to the side elevation, wall mounted radiator.

First Floor Landing

Carpeted flooring, UPVC double glazed window to the side elevation, loft access hatch, doors to bedrooms.

Bedroom One

7'1" x 19'3" approx (2.17 x 5.87 approx)

Two UPVC double glazed windows to the rear elevation, carpeted flooring, wall mounted radiator, built-in storage cupboard, additional space ideal for a walk in wardrobe.

Bedroom Two

13'4" x 9'0" approx (4.08 x 2.76 approx)

UPVC double glazed window to the front elevation, wood effect laminate flooring, wall mounted radiator.

Bedroom Three

9'11" x 10'2" approx (3.04 x 3.10 approx)

UPVC double glazed window to the front elevation, wood effect laminate flooring, wall mounted radiator.

Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, raised flower beds, side gated access to the front of the property, steps leading up to the lawned garden.

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

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

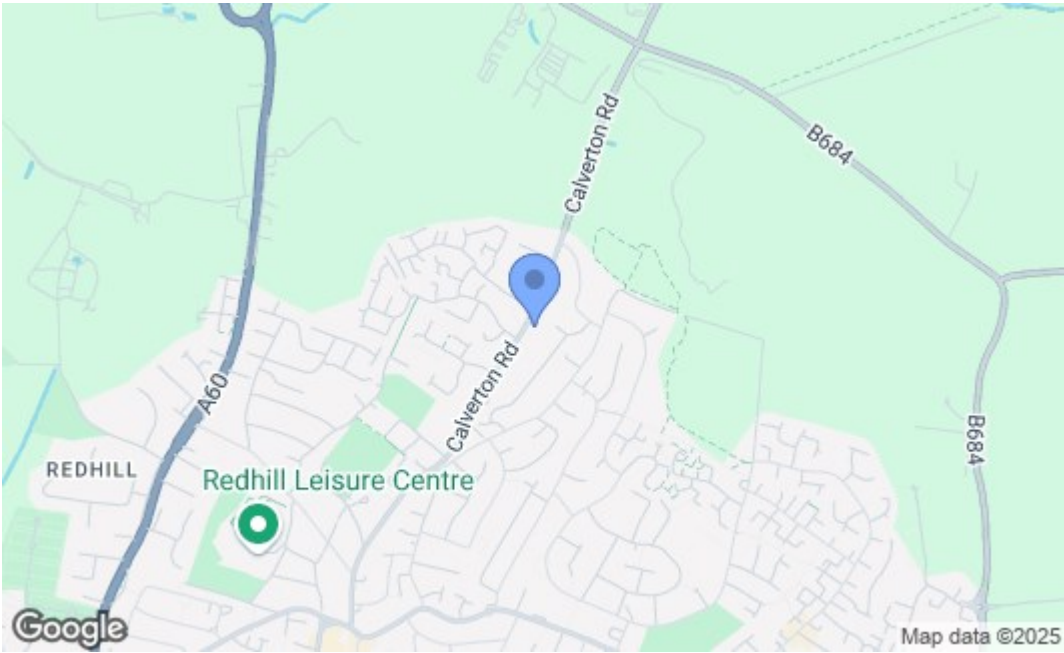
Non-Standard Construction: No

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		
(69-80) C	65	
(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.