



Main Street,
Calverton, Nottingham
NG14 6LS

£175,000 Freehold



****GUIDE PRICE £175,000 - £180,000****
**** BEAUTIFUL COTTAGE ** MUST SEE ****

Robert Ellis Estate agents are delighted to offer to the market this IMMCAULATE TWO BEDROOM, COTTAGE situated in the highly sought after village CALVERTON, NOTTINGHAM.

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.

Upon entry, you are welcomed into the lounge which leads through to the fitted Wren kitchen. Stairs to landing, first double bedroom, modern family bathroom with three piece suite, stairs leading to second double bedroom with fitted wardrobes.

To the rear in an enclosed court yard which catches the sun beautifully, allowing prospective buyers to potted plants. Alongside this, the garden has access through the neighbouring homes.

A viewing is highly recommended to appreciate the UNIQUE and HIGH QUALITY FINISH of this beautiful cottage- Contact us now to arrange your viewing!



Lounge

9'9" x 11'6" approx (2.98 x 3.51 approx)

UPVC double glazed opaque front door. UPVC double glazed window. Carpeted flooring. Wall mounted electric heater.

Kitchen

8'10" x 6'7" approx (2.70 x 2.03 approx)

UPVC double glazed window facing rear elevation. Range of fitted wall and base units with work surfaces over. Integrated double oven. 4 ring induction hob with extractor fan above. Composite sink with dual heat tap. Integrated fridge freezer. Vinyl flooring.

Lobby

3'3" x 2'5" approx (1.00 x 0.76 approx)

UPVC double glazed opaque rear door. Concrete flooring.

First Floor Landing

7'10" x 4'6" approx (2.40 x 1.38 approx)

Carpeted flooring. Access into Bedroom 1 & Family Bathrooms. Stairs leading to Bedroom 2

Bedroom 1

8'6" x 9'6" approx (2.61 x 2.92 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted electric heater. Feature ceiling beams.

Family Bathroom

8'9" x 7'1" approx (2.67 x 2.16 approx)

UPVC double glazed opaque window. 3-piece suite comprising of bath with hot and cold taps with handheld shower unit above. Sink with hot and cold taps. W/C. Vinyl flooring. Partially tiled walls. Wall mounted towel radiators. Airing cupboard (0.91 x 0.79 m. approx) housing the water tank

Bedroom 2

10'9" x 7'8" approx (3.30 x 2.36 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted electric heater. Fitted wardrobes

Front of Property

Gated access. Low maintenance front garden. Slated area. Space for potted plants

Rear of Property

Enclosed courtyard with gated access. Space for seating area with pottery. Power and Outdoor tap.

Council Tax

Local Authority: Gedling

Council Tax band A



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(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.