



Guide Price £220,000-£230,000

Park Road, Calverton, Nottingham NG14

6LE EPC Rating C

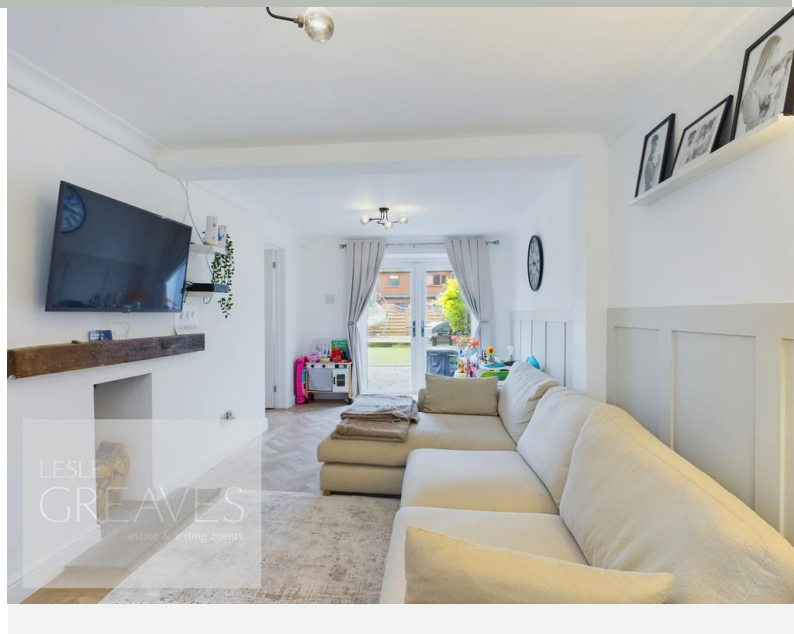


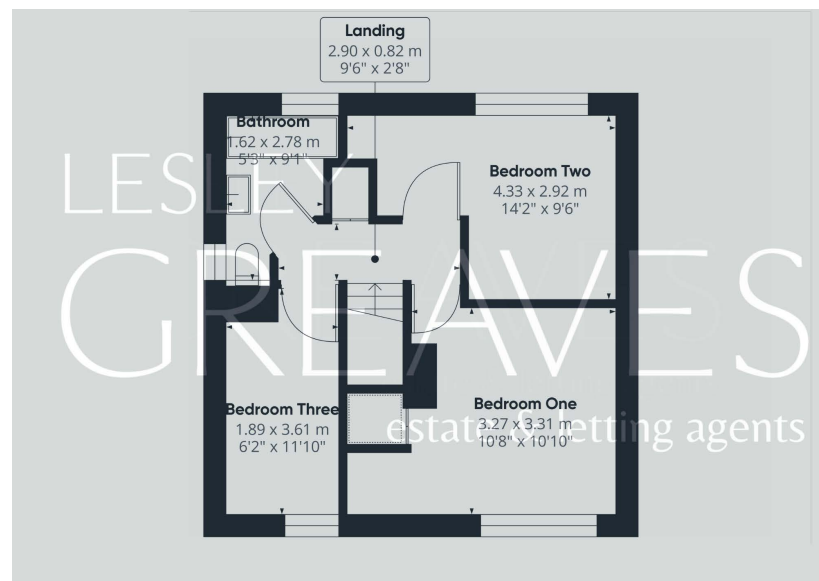
Modernised and beautifully presented semi detached house with off street parking. In brief, the two storey accommodation comprises an entrance hallway with parquet floor which continues to the living room and kitchen breakfast room. There is also a downstairs WC. The living room has feature wall panelling and French doors onto the garden. The kitchen breakfast room is fitted with a range of units and a built in breakfast bar. There is a fitted oven, hob and extractor, integrated dishwasher, fridge freezer and washing machine.

To the first floor are three good size bedrooms, with feature wall panelling to bedroom one and a modern family bathroom with a shower over the bath.

Calverton is a well served village with various shops to include a Sainsbury's Local, Boots Pharmacy, Greggs, Butchers and Fish & Chip Shops. There is also a Vets, Indian Takeaway, Public Houses, a Library, Leisure Centre, Doctors, Primary and Secondary schools.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Company Registration Number: 5773186 | VAT Number: 917862296