



7 Seely Avenue, Calverton – NG14 6NG

Guide Price £190,000

DavidJames  
the estate agent



## 7 Seely Avenue

Calverton, Nottingham

2 bed semi-detached home available with no chain in the ever popular Calverton - ideal for first time buyers, investors or those seeking a property with lots of potential to modernise and personalise!

Council Tax band: A

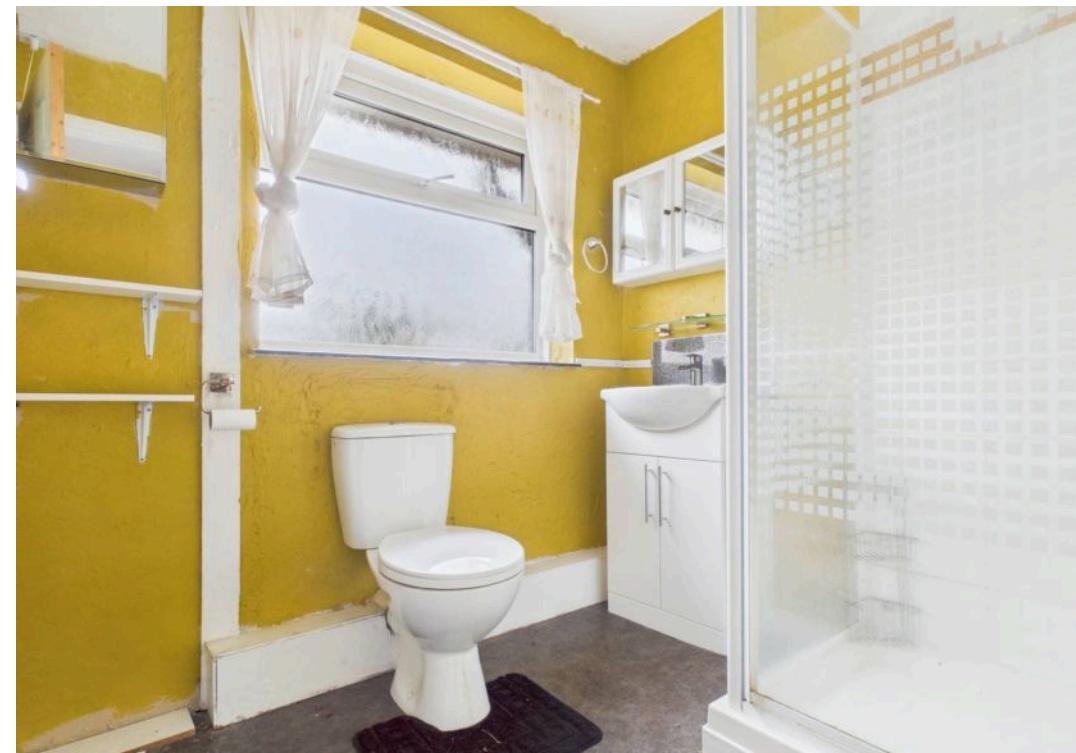
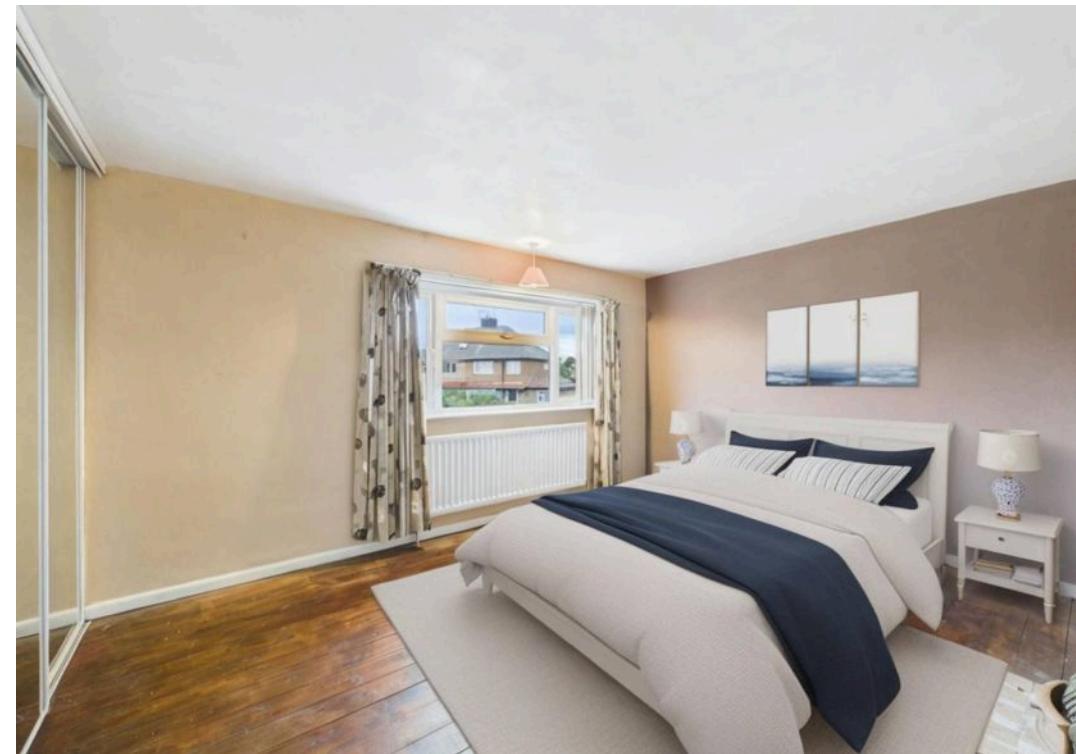
Tenure: Freehold

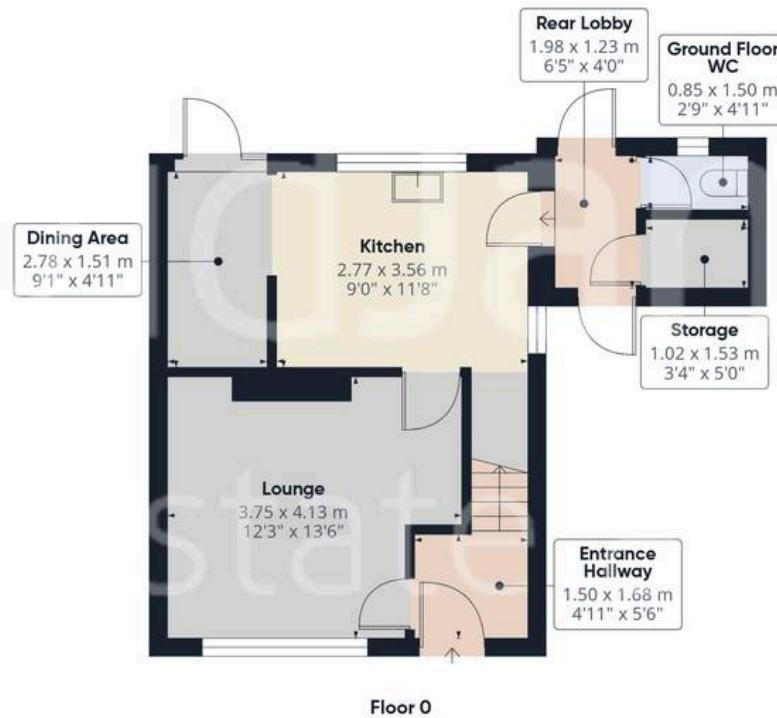
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Semi-detached home with no chain located in the sought after village of Calverton
- Exciting opportunity for first time buyers or investors with potential to modernise and personalise
- Local shops, supermarkets and frequent bus services close by
- Spacious lounge featuring an electric fire
- Well-arranged kitchen with white fitted units and an adjoining dining area
- Side lobby with separate downstairs WC and a useful storage cupboard
- Two well-proportioned first floor double bedrooms
- Spacious main bedroom with sliding door wardrobe storage
- Shower room fitted with a white suite, shower enclosure and electric shower
- Good-size low maintenance rear garden with paving, gravel and lawn







Approximate total area<sup>(1)</sup>

68.6 m<sup>2</sup>

738 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## David James Estate Agents

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