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GREAVES  
estate & letting agents

# £260,000

## CASTLE CLOSE CALVERTON

- SEMI-DETACHED
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- GARAGE
- VILLAGE LOCATION
- EPC D



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# Three-Bedroom Semi-Detached House with No Onward Chain

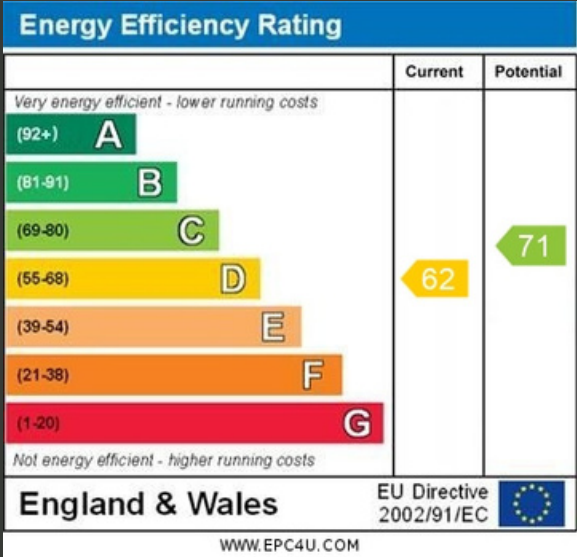
THIS WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED HOUSE IS OFFERED WITH NO ONWARD CHAIN AND IS IDEALLY SITUATED CLOSE TO A RANGE OF LOCAL AMENITIES, INCLUDING SHOPS, SCHOOLS AND EXCELLENT TRANSPORT LINKS. THE PROPERTY OFFERS BRIGHT, WELL-PROPORTIONED ACCOMMODATION AND BENEFITS FROM AMPLE IN-BUILT STORAGE THROUGHOUT, MAKING IT IDEAL FOR FAMILIES, DOWNSIZERS OR FIRST-TIME BUYERS.

THE GROUND FLOOR FEATURES AN ENTRANCE HALL PROVIDING ACCESS TO THE INTEGRAL GARAGE, ALONG WITH A SPACIOUS LIVING ROOM FILLED WITH NATURAL LIGHT AND OFFERING DIRECT ACCESS TO THE REAR GARDEN, MAKING IT IDEAL FOR BOTH RELAXING AND ENTERTAINING. THE FITTED KITCHEN OFFERS AMPLE WORKTOP AND STORAGE SPACE.

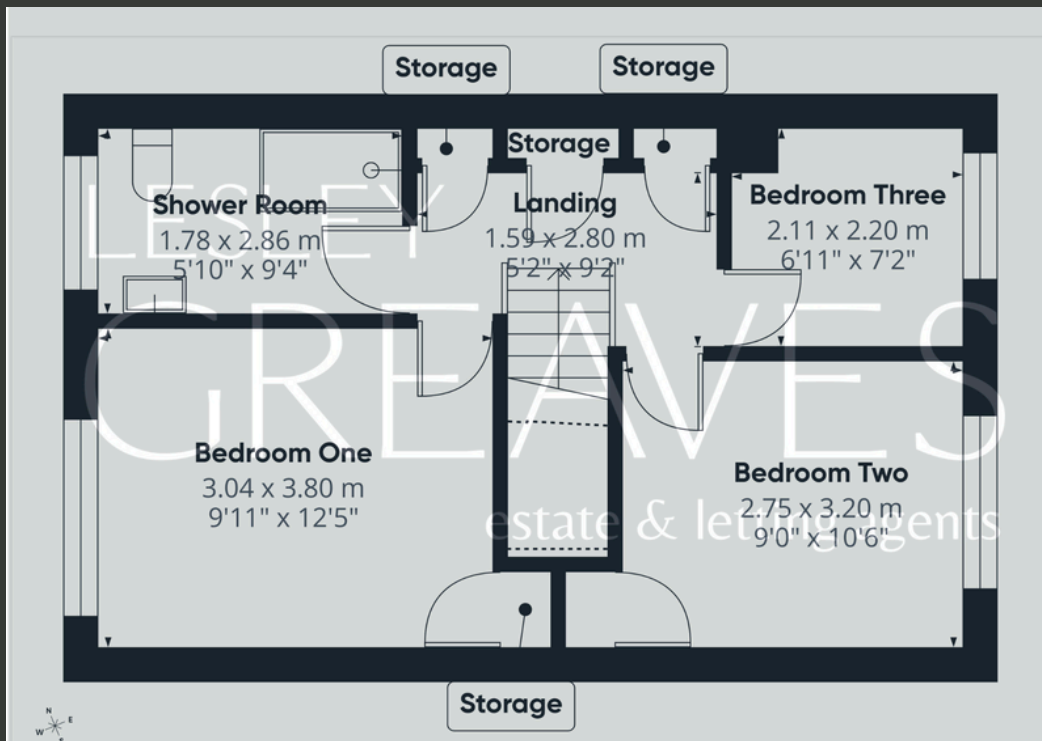
TO THE FIRST FLOOR ARE THREE BEDROOMS, TWO OF WHICH BENEFIT FROM BUILT-IN STORAGE, ALONG WITH A MODERN SHOWER ROOM.

EXTERNALLY, THE PROPERTY FEATURES A LOW-MAINTENANCE REAR GARDEN WITH PATIO SEATING, WHILE TO THE FRONT THERE IS A DRIVEWAY OFFERING OFF-ROAD PARKING. THE GARAGE BENEFITS FROM BOTH POWER AND PLUMBING AND IS IDEAL FOR STORAGE, WORKSHOP USE OR UTILITY SPACE.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 67 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

## Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 987 7337

[sales@lesleygreaves.co.uk](mailto:sales@lesleygreaves.co.uk)