



DavidJames
the estate agent

Labray Road, Calverton, Nottingham, NG14 6LB

Guide Price £130,000

About This Property

CASH BUYERS ONLY! GUIDE - £130,000 -£140,000 A well-presented 3 bedroom semi-detached family home, creating an ideal opportunity for an investor looking to begin or add to their property portfolio! Well-presented throughout and occupying a generous corner plot, the accommodation comprises an entrance hall, spacious lounge/dining room, versatile separate utility/office space as well as a modern kitchen with an ample range of units and an integrated oven with hob. Upstairs, the 3 bedrooms are complemented by a bathroom with white suite as well as a separate adjoining WC. Outside, the corner plot garden is enclosed for privacy and sits within easy reach of Calverton's shops, schools and frequent bus services to the city centre.



- Semi-detached family home
- 3 bedrooms
- Entrance hall
- Spacious lounge/dining room
- Useful separate utility/study
- First floor family bathroom with separate WC
- Generous lawned corner plot
- Within easy reach of local amenities, schools and bus service
- Well-presented throughout
- Fantastic investment opportunity!



DavidJames

DavidJames

DavidJames

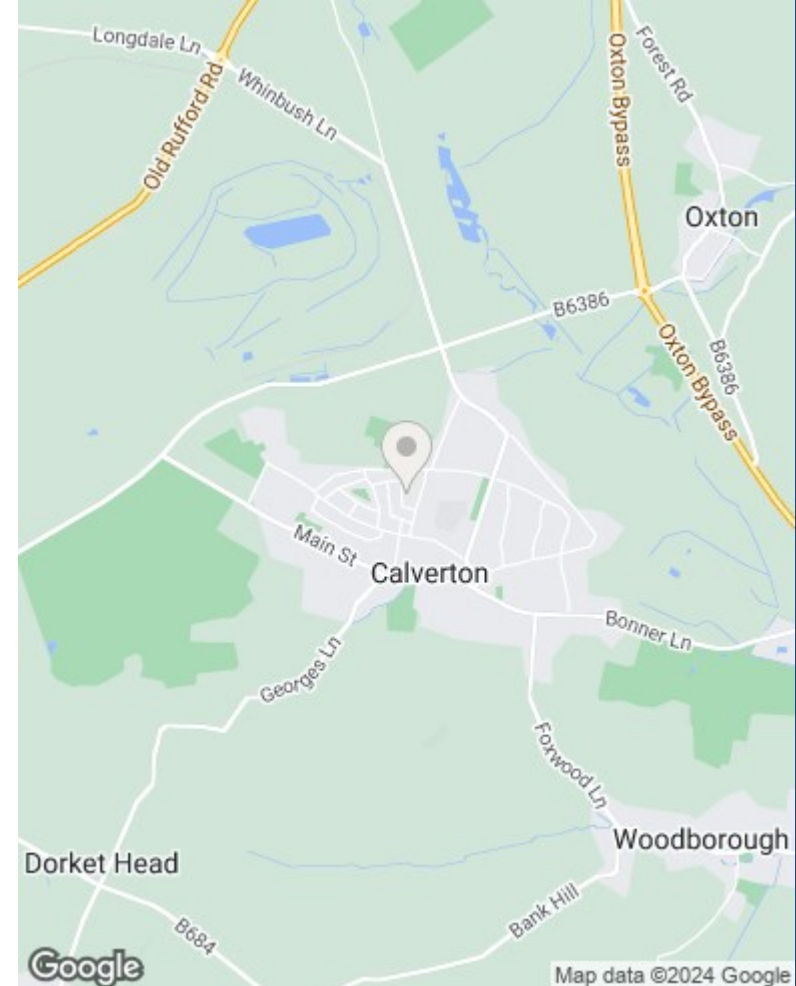


Approximate total area⁽¹⁾
70.87 m²
762.87 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: A
Gedling Borough Council
Freehold

DavidJames
the estate agent

David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

