



125 Park Road East,
Calverton, NG14 6JN

125 Park Road East, Calverton, NG14 6JN

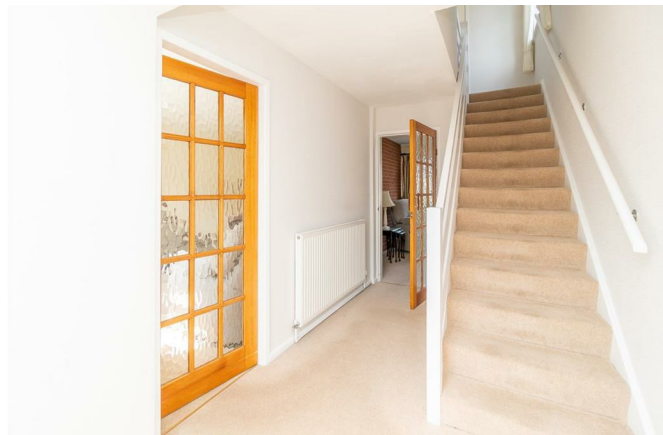
This detached family home provides accommodation arranged over two floors which includes an entrance hall, a dual aspect living room, and a dining room opening to the kitchen on the ground floor, with three bedrooms and a fitted shower room on the first floor.

Benefiting from gas central heating and double glazing, the property has well maintained low maintenance gardens to the rear, further gardens to the front, plus a driveway and garage providing off road parking for a number of vehicles.

Situated in the popular village of Calverton, the property is close to an excellent range of facilities including shops, churches, restaurants, sought after schools, a leisure centre, library and golf courses. Nottingham City Centre and surrounding villages are easily accessible via local transport links and main road routes.

Viewing is recommended.

£266,000





Directions

Park Road East can be located off Mansfield Lane or Crookdole Lane, Calverton.

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

Opening to the:-

Entrance Hall

Storage cupboard housing the RCD unit, stairs off to the first floor, under stairs storage cupboard, radiator, doors into the dining room, and the:-

Living Room

A dual aspect room with double glazed windows to the front and rear elevations, feature brick fire surround, ceiling light point, two wall light points, two radiators, and central heating thermostat.

Dining Room

Radiator, ceiling light point, wood framed glazed doors into the kitchen, UPVC double glazed door with a window to the side, opening to the rear garden.

Kitchen

Fitted with a range of base and wall units, tiled splash backs and roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a cooker with a NEFF extractor hood over.

Double glazed window to the rear elevation with feature spotlights, tiled flooring, two radiators, ceiling spot lights, Gloworm central heating boiler.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Double glazed window to the side elevation, ceiling light point, doors into three bedrooms and the family shower room.

Bedroom One

Double glazed window to the front elevation, radiator, ceiling light point.

Bedroom Two

Double glazed window to the rear elevation, radiator, ceiling light point.

Bedroom Three

Double glazed window to the front elevation, radiator, ceiling light point, shelved storage cupboard housing the hot water cylinder.

Shower Room

Fully tiled and fitted with a low flush wc, a vanity wash hand basin with storage below, and a shower enclosure with an electric shower.

Double glazed window to the rear elevation, white ladder style radiator, ceiling spot lights, extractor fan.

OUTSIDE

At the front of the property the block paved driveway provides off road parking for one vehicle, and in turn gives access to the SINGLE GARAGE. There is a decorative landscaped garden adjacent, a UPVC door to the rear garden, and access to the entrance door.

The rear garden is laid mainly to flagstone seating areas (one with a gazebo) with raised borders of blue slate chippings with planted shrubs. Timber fence enclosed, the garden also houses a wooden storage shed.

Single Garage

With an up and over door, power and lighting connected.

Council Tax Band

Council Tax Band C. Gedling Borough Council.

Amount Payable 2022/2023 £2,009.37.

Referral Arrangement Note

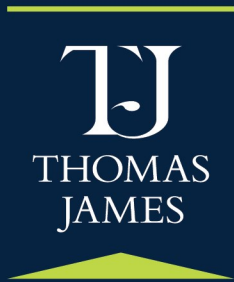
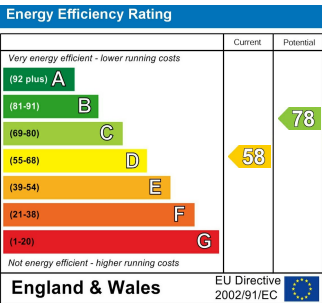
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents
Corner Cottage, 4 Bingham Road
Cotgrave, NG12 3JR

Tel: 0115 989 9757
Email: cotgrave@tjea.com
Web: www.tjea.com

Selected as the Best
Independent Agent by the
Relocation Agent Network



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

