



194 Park Road East,
Calverton, NG14 6GY

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This semi detached home provides accommodation arranged over two floors which includes an entrance porch, entrance hall, living room and dining kitchen to the ground floor, with the first floor landing giving access to three bedrooms, the shower room and a separate wc.

Benefiting from gas central heating and double glazing, the property has enclosed gardens to the rear, further gardens to the front, plus a garage (in a block) providing off road parking.

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

Offered to the market with no upward chain, and In need of cosmetic upgrade throughout, the property will make an ideal first time or investment purchase.

Guide Price £150,000





Directions

Park Road East can be located between Crookdole Lane and Mansfield Lane. Calverton.

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

With glazed panels, leading into the:-

Entrance Porch

UPVC double glazed windows to the front and side elevations, ENTRANCE DOOR to the:-

Living Room

UPVC double glazed window to the front elevation, stairs rising to the first floor, feature gas fire place, two radiators and door leading into the:-

Dining Kitchen

DINING AREA:- UPVC double glazed door opening out to the rear garden, built in storage cupboard, and cupboard under stairs, archway giving access to the:-

KITCHEN AREA:- Fitted with a range of wall, drawer and base units, roll edge work surfaces, inset sink and drainer unit, space and plumbing for a washing machine, space for cooker with an extractor hood. UPVC double glazed window to the rear elevation and gas fire set on a hearth.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Doors giving access to three bedrooms, the shower room and separate wc.

Bedroom One

Double glazed window to the front elevation, fitted wardrobes, radiator.

Bedroom Two

Double glazed window to the rear elevation, fitted wardrobes, radiator.

Bedroom Three

Double glazed window to the front elevation, built in over stairs storage cupboard.

Shower Room

Fitted with a pedestal wash hand basin, and a shower cubicle with electric shower,

Obscure UPVC double glazed window to the rear elevation, radiator, fitted storage cupboard, fully tiled walls.

Separate WC

Obscure double glazed window to the rear elevation. Fully tiled and fitted with a low flush WC.

OUTSIDE

To the front of the property there is a low maintenance garden with a gravelled area, low level boundary fence to the side and brick wall to the front. There is access to the entrance door, and a gate leading to the rear garden.

The rear garden is fully paved patio, with timber fencing to the boundaries, gated rear access, and two storage sheds.

GARAGE

Single garage in block with up and over door. Accessed via Broom Road.

Agents Note - Solar Panels

Thomas James have been advised by the vendor that this property benefits from solar panels which are owned outright and provide discounted energy. Please consult your legal representative to confirm this information.

Referral Arrangement Note

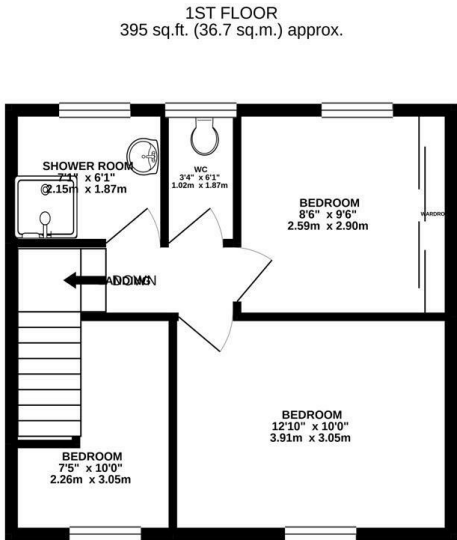
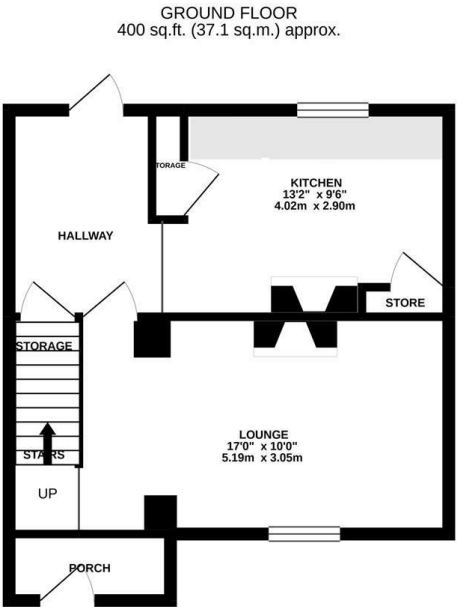
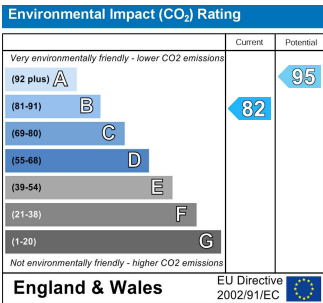
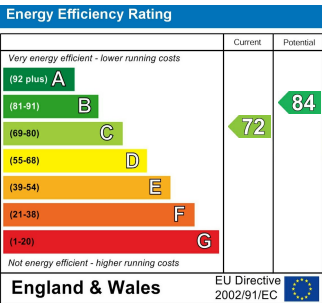
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DISCLAIMER NOTES

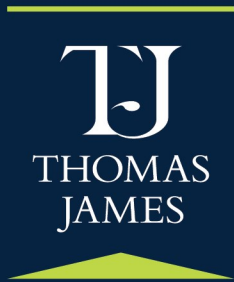
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MONEY LAUNDERING

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TOTAL FLOOR AREA : 794 sq.ft. (73.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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