

# HoldenCopley

PREPARE TO BE MOVED

Forest Road, Calverton, Nottinghamshire NG14 6NJ

---

£200,000



Forest Road, Calverton, Nottinghamshire NG14 6NJ





## SEMI DETACHED HOUSE...

This semi-detached house is situated in a popular location with excellent transport links into Nottingham City Centre and the surrounding areas, making it an ideal choice for a wide range of buyers. The property offers well-appointed accommodation across two floors. The ground floor features an entrance hallway located at the side, providing access to a convenient ground floor W/C, a utility cupboard, a fitted kitchen with a pantry, and a spacious conservatory with underfloor heating that opens out to the rear garden. At the front of the property, there is a porch that leads into a comfortable living room, with stairs rising to the first-floor accommodation. Upstairs, the first floor comprises two generous double bedrooms and a three-piece bathroom suite. Externally, the property boasts a block-paved driveway leading to a garage at the front, offering ample parking. The rear garden is a delightful space with a patio area, lawn, planted borders, and a hedged, fence-panelled boundary, providing a perfect setting for outdoor relaxation and entertainment. The garage is accessible from both the driveway and the rear garden. The property also benefits from having solar panels installed under a 25-year lease agreement. This arrangement provides free electricity during daylight hours, while any surplus energy generated is sent to Ashdegreener.

MUST BE VIEWED







- Semi Detached House
- Two Double Bedrooms
- Spacious Living Room
- Good-Sized Fitted Kitchen
- Conservatory With Underfloor Heating
- Renovated Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Leased Solar Panels
- Excellent Transport Links











## GROUND FLOOR

### Entrance Hall

4'0" x 2'10" (1.22 x 0.88)

The entrance hall has tiled flooring, and a composite door providing access into the accommodation.

### W/C

4'8" x 2'11" (1.43 x 0.89)

This space has a UPVC double glazed obscure window to the side elevation, an eco 2-in-1 W/C with a wash basin, a chrome heated towel rail, wood-panelled walls, and tiled flooring.

### Utility Cupboard

6'8" x 2'11" (2.05 x 0.91)

The utility cupboard has ample storage space, and a wall-mounted boiler.

### Kitchen

17'3" x 9'3" (5.26 x 2.82)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven with a gas ring hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, a radiator, space for a dining table, tiled splashback, tiled flooring, an in-built pantry cupboard, a UPVC double glazed window to the front elevation, and French doors opening into the conservatory.

### Living room

14'10" x 10'8" (4.53 x 3.26)

The living room has a UPVC double glazed windows to the side elevation, a TV point, a feature fireplace, a radiator, carpeted flooring, and double French doors opening out to the conservatory.

### Conservatory

18'2" x 6'11" (5.56 x 2.13)

The conservatory has tiled flooring with underfloor heating, UPVC double glazed windows to the rear elevation, a Polycarbonate roof, and double French doors opening out to the rear garden.

### Stairs

3'7" x 3'3" (1.11 x 1.00)

The stairs have carpeted flooring, and access into the porch.

### Porch

5'2" x 3'9" (1.59 x 1.16)

The porch has a UPVC double glazed window to the front elevation, carpeted flooring, and a composite door opening to the front elevation.

## FIRST FLOOR

### Landing

5'7" x 3'5" (1.71 x 1.06)

The landing has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, access into the loft, and access to the first floor accommodation.

### Master Bedroom

17'3" x 10'7" (5.27 x 3.25)

The main bedroom has two UPVC double glazed windows to the front and rear elevations, a radiator, and carpeted flooring.

### Bedroom Two

11'3" x 9'4" (3.45 x 2.85)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

### Bathroom

5'7" x 5'4" (1.72 x 1.64)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture, a chrome heated towel rail, partially tiled walls, and wood-effect flooring.

## OUTSIDE

### Front

To the front of the property is a block paved driveway to the garage, and access to the rear garden.

### Rear

To the rear of the property is a patio area, a lawn, a pond, planted borders, access into the garage, and a hedged with a fence-panelled boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Some coverage of 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

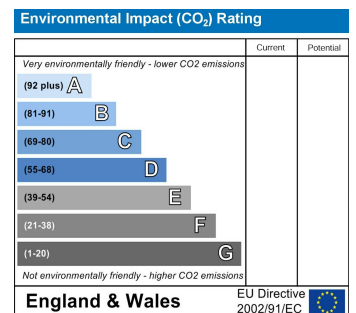
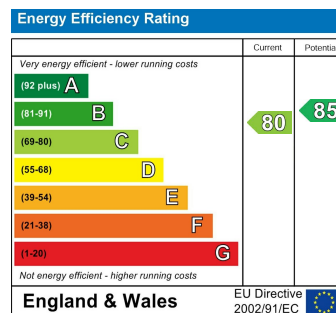
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

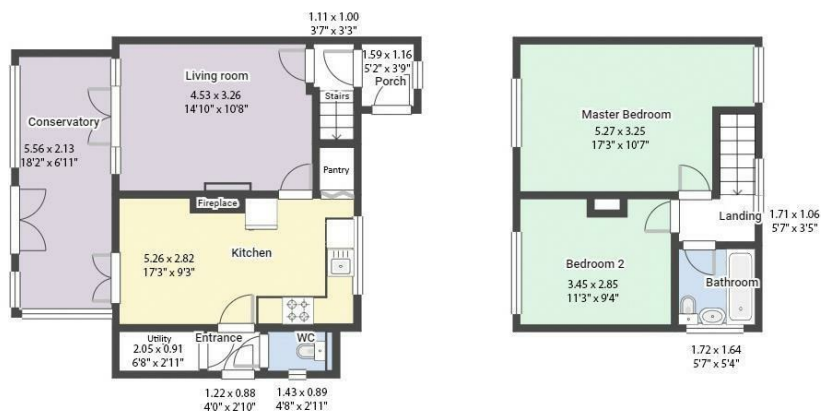
These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley 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 companies. Details are available upon request.







FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
© HoldenCopley

**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**info@holdencopley.co.uk**

**www.holdencopley.co.uk**