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**DavidJames**  
the estate agent

**Thorndale Road, Calverton, Nottingham, NG14 6HS**

**Guide Price £170,000**

# About This Property

GUIDE PRICE £170,000 - £180,000. Nestled in the heart of Calverton, this semi-detached house is offered with no upward chain, therefore moving in can be a smooth and hassle-free process.

Upon entering, you are greeted by an entrance hall. The lounge features a fireplace, and there is a separate dining room, perfect for family meals.

The kitchen has a pantry for additional storage and leads to a rear lobby, which has the potential for conversion to a larger kitchen space is required. On the ground floor, you'll also find a WC.

Upstairs, the property boasts three bedrooms. Bedroom one includes a built-in wardrobe, providing storage space. The fully tiled shower room features a double-width shower cubicle with an electric shower.

The house benefits from gas central heating and UPVC double glazing, ensuring year-round comfort and energy efficiency. The PVC fascia and soffit boards contribute to the low-maintenance exterior.

Outside, the extensive gravelled and tarmaced driveway offers off-road parking for numerous vehicles, a significant advantage for busy households. The rear garden has a lawn and patio area.

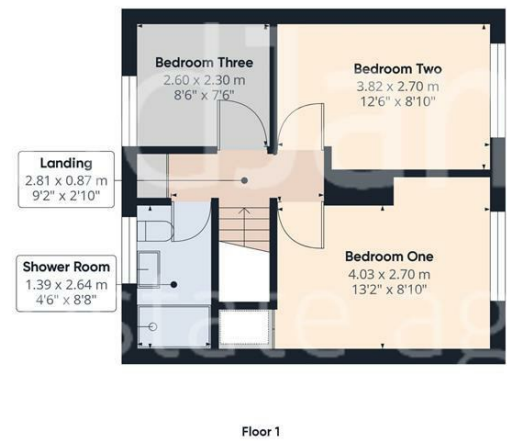
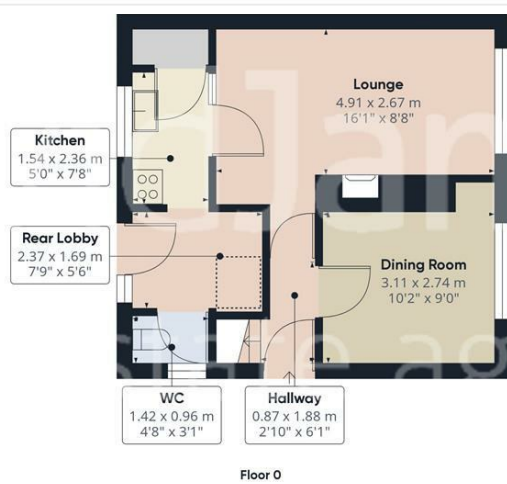
This property is an ideal choice for families or anyone looking to settle in a well-connected and vibrant community.



- Semi detached house sold with no upward chain
- Three bedrooms, bedroom one with built in wardrobe
- Entrance hall
- Lounge with fireplace, separate dining room
- Kitchen with pantry and adjoining rear lobby
- Ground floor Wc
- Fully tiled shower room with double width shower cubicle and electric shower
- Gas central heating, UPVC double glazing, PVC fascia and soffit boards
- Extensive gravelled and tarmaced driveway provides off road parking for numerous vehicles
- Lawned rear garden with patio area







**Approximate total area\***  
71.93 m<sup>2</sup>  
774.25 ft<sup>2</sup>

**Reduced headroom**  
0.85 m<sup>2</sup>  
9.17 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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**Council Tax Band: A**  
**Gedling Borough Council**  
**Freehold**



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