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**DavidJames**  
the estate agent

**Tithe Lane, Calverton, Nottingham, NG14 6HY**

**Guide Price £190,000**

# About This Property

**GUIDE PRICE £190,000-£200,000** Welcome to this semi-detached house located in the heart of Calverton, offered for sale with no upward chain. This well-presented property boasts three bedrooms, making it an ideal family home or a perfect opportunity for first-time buyers.

Upon entering, you are greeted by a entrance hall leading to the dining kitchen which is equipped with a range of timber panelled units. This lounge features a gas fire and French doors opening to the rear elevation, creating a bright and airy atmosphere.

The property includes a shower room/WC, fitted with a walk-in, fully tiled shower area and an electric shower.

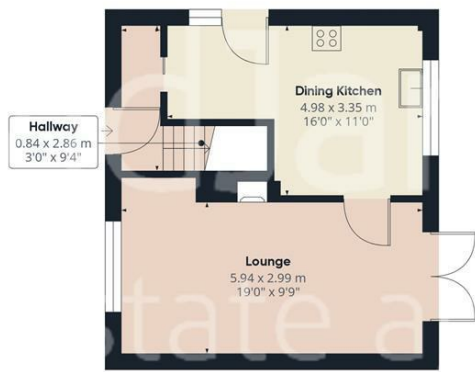
Benefiting from UPVC double glazing and gas central heating, this home guarantees warmth and energy efficiency throughout the year.

Externally, the tandem driveway and carport offer off-road parking for multiple vehicles, adding a layer of convenience. The front garden is neatly lawned, while the rear garden is an enclosed, low-maintenance paved area, perfect for outdoor relaxation without the upkeep.

Situated within walking distance to the amenities and bus routes in the centre of the village, this property offers easy access to local shops, schools, and public transport, enhancing the appeal of village living.







Floor 0



Floor 1



Approximate total area\*  
72.01 m<sup>2</sup>  
775.11 ft<sup>2</sup>

(\*) 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.

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**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

