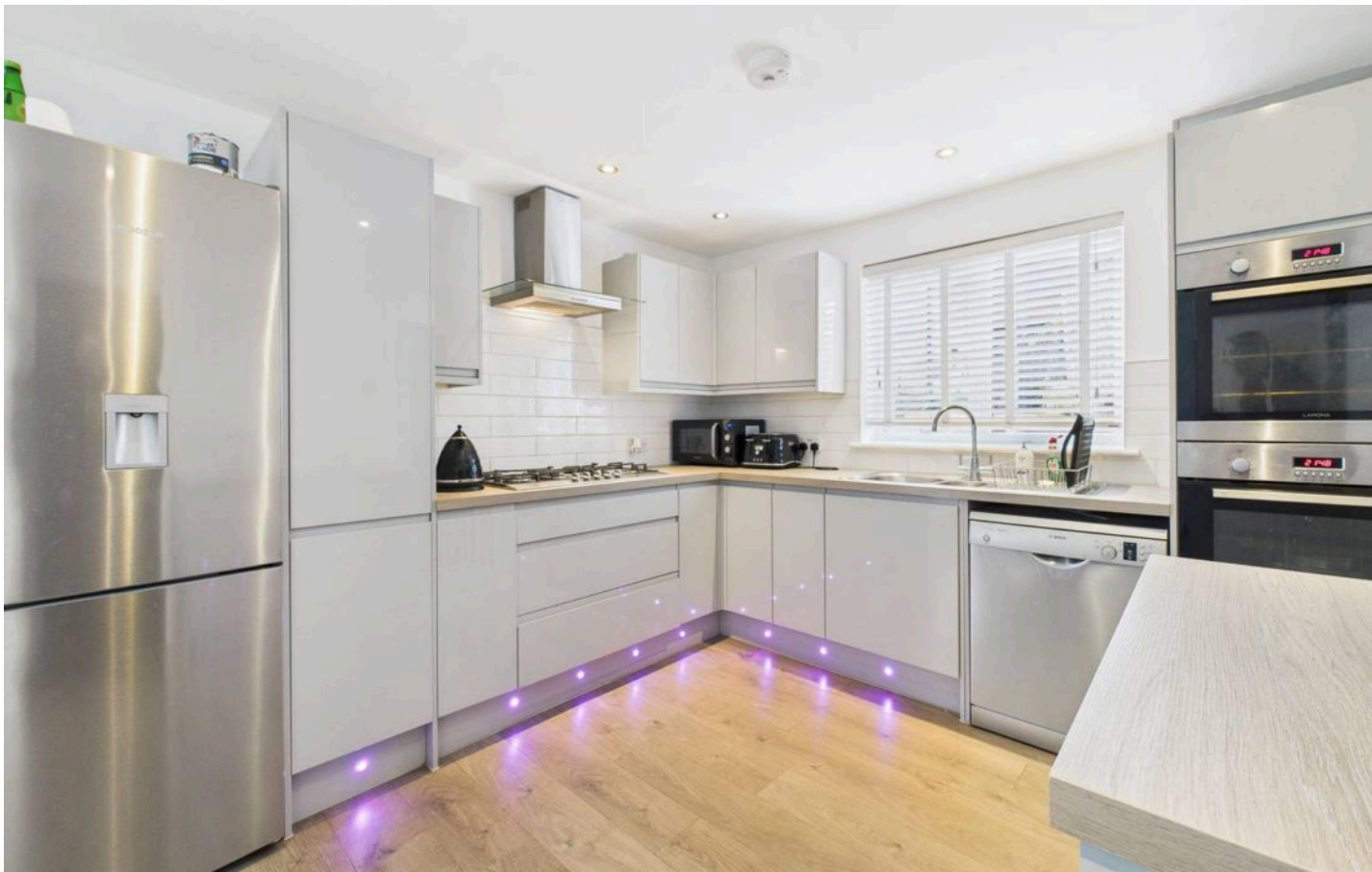




2 Forge Avenue, Calverton – NG14 6HU

Guide Price £230,000 – £240,000

DavidJames
the estate agent



2 Forge Avenue

Calverton, Nottingham

GUIDE PRICE £230,000-£240,000 Stylish 3 bedroom semi-detached home in a cul-de-sac, offering an open-plan layout, contemporary kitchen and modern bathroom plus both front and rear gardens and a drive!

Council Tax band: A

Tenure: Freehold

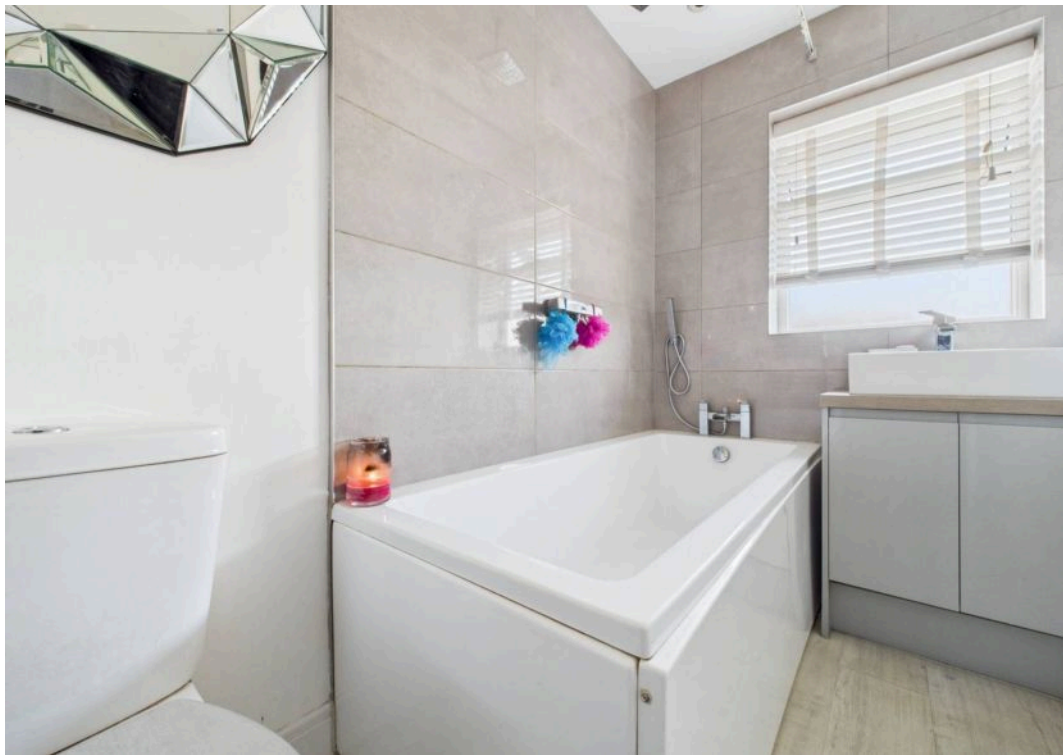
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-detached family home
- Close to local village amenities, schools and transport links
- Generous plot in a cul-de-sac location
- Contemporary open plan layout (lounge, dining area and kitchen)
- Sleek and stylish kitchen with handleless units, integrated appliances and feature lighting
- Separate versatile utility room and convenient downstairs WC
- Three bedrooms (including two double bedrooms)
- Contemporary family bathroom with a three-piece suite and rainfall over-bath shower
- Large front garden and a low-maintenance decked rear garden
- Driveway providing off-street parking









Floor 0



Floor 1

Approximate total area⁽¹⁾

77.31 m²

832.15 ft²

Reduced headroom

0.53 m²

5.67 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.