



## 2 Orchard Drive, Calverton – NG14 6GP

Guide Price £230,000

DavidJames  
the estate agent



## 2 Orchard Drive

Calverton, Nottingham

Two bedroom detached bungalow in sought-after village. Lounge with fireplace, Oak kitchen, wet room, fitted wardrobes, garage, rear patio, and parking. Gas central heating, double glazing. No chain.

Council Tax band: C

Tenure: Freehold

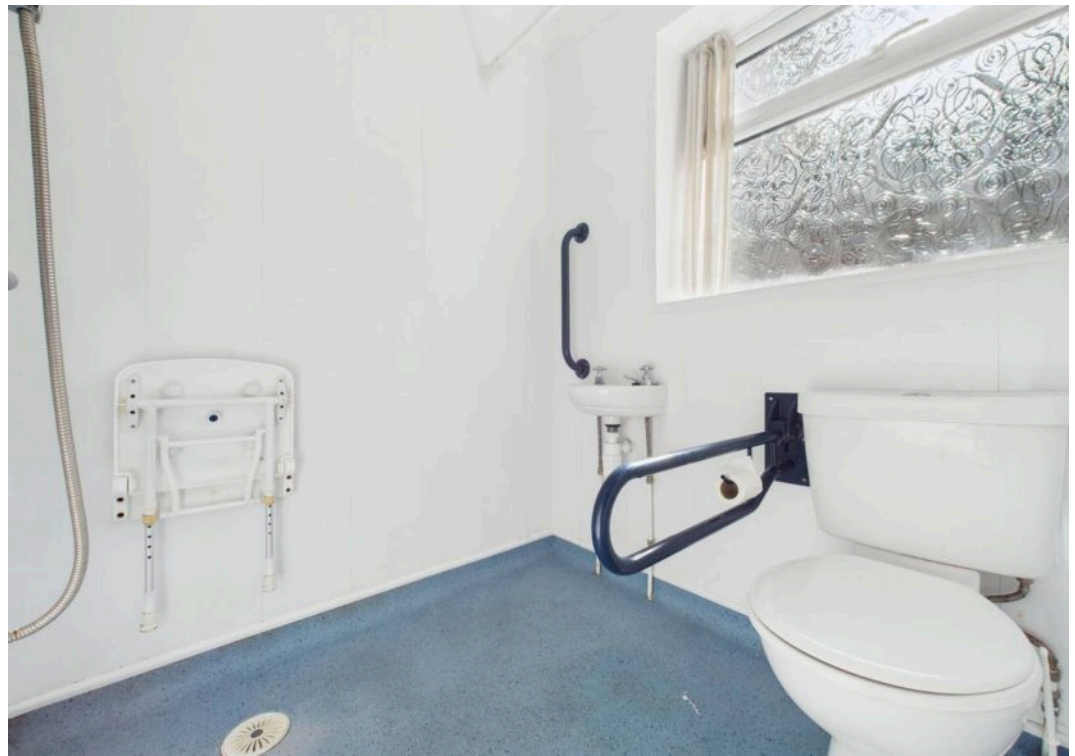
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached bungalow situated on a flat plot in a popular village location
- Two bedrooms, bedroom one with fitted wardrobes and bedroom two with a glazed door to the rear garden
- Lounge with fireplace, inner lobby/seating area
- Kitchen with a range of light Oak finish units
- Wet room/Wc with full height panelling, moulded floor and mains shower
- Gas central heating, UPVC double glazing
- Patterned concrete driveway with gated access provides double width parking to the front elevation and tandem parking to the side elevation
- Garage with adjoining store situated to the rear of the property
- Low maintenance rear garden with patterned concrete patio area throughout
- Sold with no upward chain









Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

76.04 m<sup>2</sup>

818.51 ft<sup>2</sup>

(1) 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.

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.

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