



49 Lee Road, Calverton – NG14 6NB

Guide Price **£180,000**

DavidJames
the estate agent



49 Lee Road

Calverton, Nottingham

Semi-detached home with solar panels and UPVC windows. Close to amenities, schools, and transport, it offers a bright lounge, modern kitchen, two double bedrooms, rear garden and off road parking

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

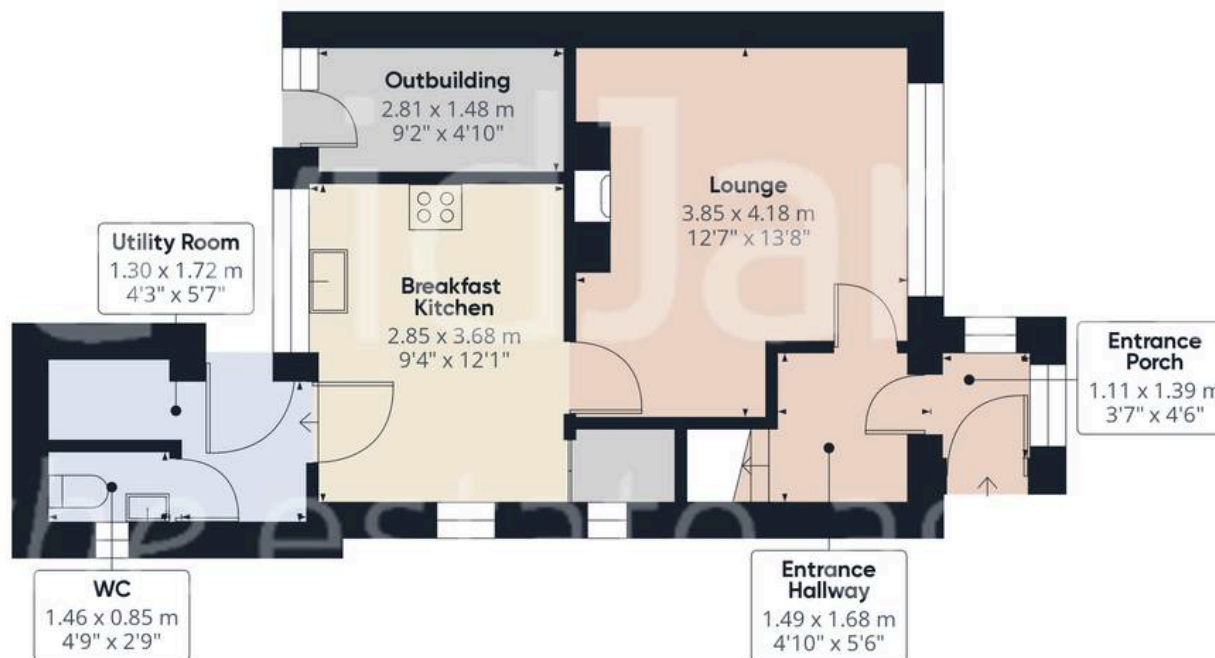
EPC Environmental Impact Rating:

- Well presented semi-detached home sold with no upward chain
- Two generous double bedrooms
- Spacious lounge with large bay window, neutrally decorated with feature gas fire
- Modern breakfast kitchen with integrated appliances, dual aspect windows, quartz effect worktops and space for a dining table
- Separate utility area situated off the kitchen with direct access to rear garden
- Well appointed shower room to the first floor and ground floor Wc for added convenience
- Driveway providing off-street parking for one car
- Rear garden with lawn, shrubs, ex-garage (having no vehicular access) and an outhouse within the main footprint offering potential for conversion into a home office
- Solar PV panels to the roof
- Ideal for first time buyers, growing families and down-sizers, close to a wide range of local amenities, schools and public transport links









Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

72.15 m²

776.6 ft²

(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.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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.