



**5 Mere Avenue, Calverton – NG14 6JD**

Guide Price **£210,000**

**DavidJames**  
the estate agent





## 5 Mere Avenue

Calverton, Nottingham

Beautifully-presented 3 bed semi-detached home offering an ideal first-time purchase opportunity! Bright lounge/dining room, superb kitchen and modern bathroom plus a lawned rear garden and driveway!

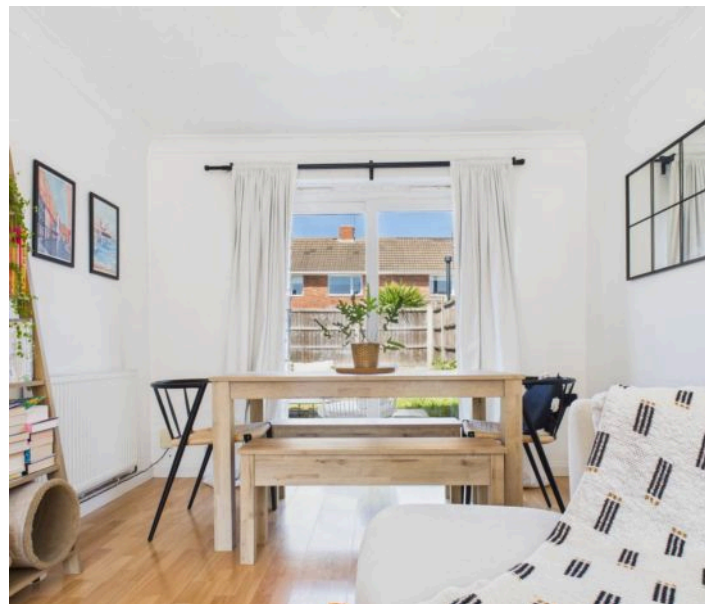
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

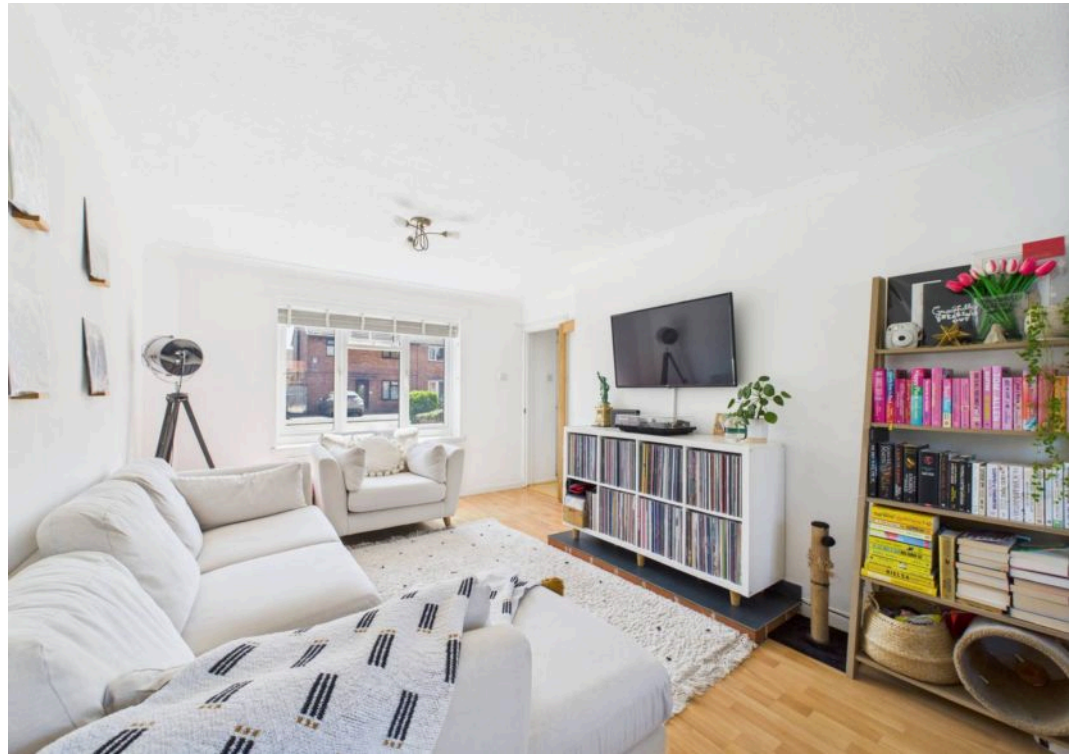
- Semi-detached family home
- Well-presented throughout with neutral décor
- Ideal for a first-time buyer looking to step on the property ladder
- Popular village location with nearby local amenities, schools and bus services
- Bright and spacious lounge with sliding patio doors
- Superb modern kitchen with integrated cooking appliances
- Three well-proportioned first floor bedrooms
- Contemporary bathroom with a three-piece suite and twin-head overbath shower
- Lawned rear garden with an initial patio seating area
- Driveway providing parking for multiple vehicles













Floor 0



Floor 1

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

71.6 m<sup>2</sup>

769 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>

14 ft<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

**GIRAFFE360**





## David James Estate Agents

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