



96 Calverton Road, Arnold – NG5 8FR

Guide Price **£160,000**

DavidJames
the estate agent



96 Calverton Road

Arnold, Nottingham

Traditional 2 bed semi-detached home offered with no chain - situated just a short walk from Arnold's amenities and transport links! Lounge, kitchen, bathroom and an expansive garden plus parking!

Council Tax band: A

Tenure: Freehold

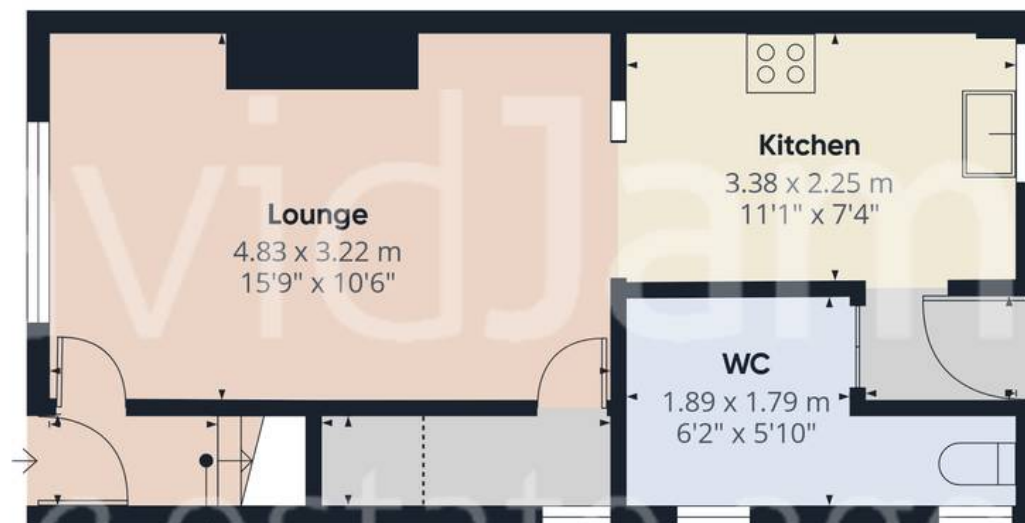
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Traditional two bedroom semi-detached home
- Offered to the market with no upward chain
- A short walk from Arnold's nearby shops, supermarkets and eateries
- Frequent bus services on the doorstep
- Bright, spacious and neutrally decorated lounge
- Fitted timber-effect kitchen with integrated cooking appliances
- Handy utility space/downstairs WC for added convenience
- First floor bathroom with a white four-piece suite (including a separate shower cubicle)
- Expansive tiered rear garden offering a blank canvas for landscaping
- Elevated position with off-street parking to the front







Entrance Hallway
1.55 x 0.91 m
5'0" x 2'11"

Floor 0



Floor 1

Approximate total area⁽¹⁾

63.2 m²

683 ft²

Reduced headroom

0.6 m²

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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