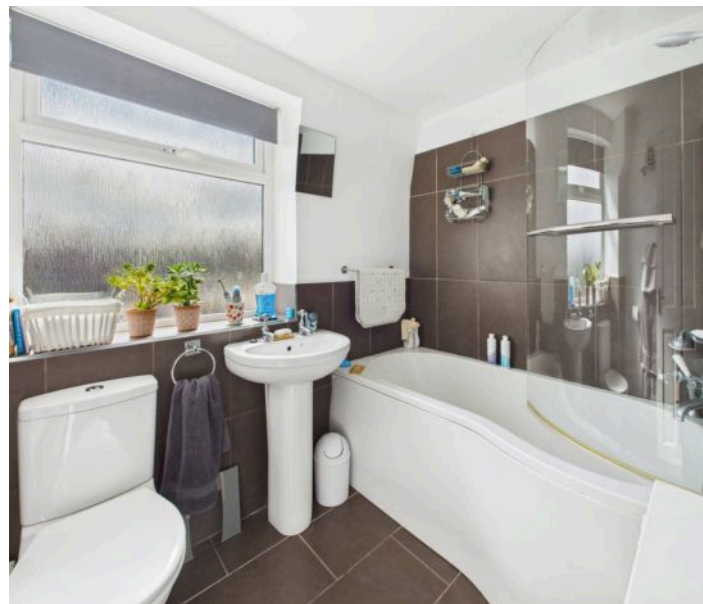




15 Newman Road, Calverton – NG14 6LG

Guide Price **£240,000**

DavidJames
the estate agent



15 Newman Road

Calverton, Nottingham

GUIDE PRICE £240,000-£250,000 3bed semi-detached home in Calverton! Includes a spacious kitchen, large lounge/dining room and south-facing garden plus multi-vehicle parking and a generous garage.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Attractive extended semi-detached home in the popular village of Calverton
- Stylish kitchen with range cooker and ample appliance space
- Spacious rear lounge/dining room with wood flooring and sliding door garden access
- Convenient downstairs cloakroom/WC
- Three bedrooms (including two double bedrooms)
- Modern three-piece family bathroom with over-bath showers
- Gas central heating, UPVC glazing and PV solar panels
- South-facing rear garden with patio, lawn and established planting
- Detached garage with a useful rear storage area
- Gated front garden with driveway providing ample off-road parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

99.2 m²

1066 ft²

(1) Excluding balconies and terraces

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

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.