



4 Smithy View, Calverton – NG14 6FA

Offers Over £180,000

DavidJames
the estate agent



4 Smithy View

Calverton, Nottingham

Extended mid-townhouse offered with no upward chain and in walking distance of local amenities and bus links! Featuring a lounge/dining room, breakfast kitchen, three bedrooms and garage in a block!

Council Tax band: B

Tenure: Freehold

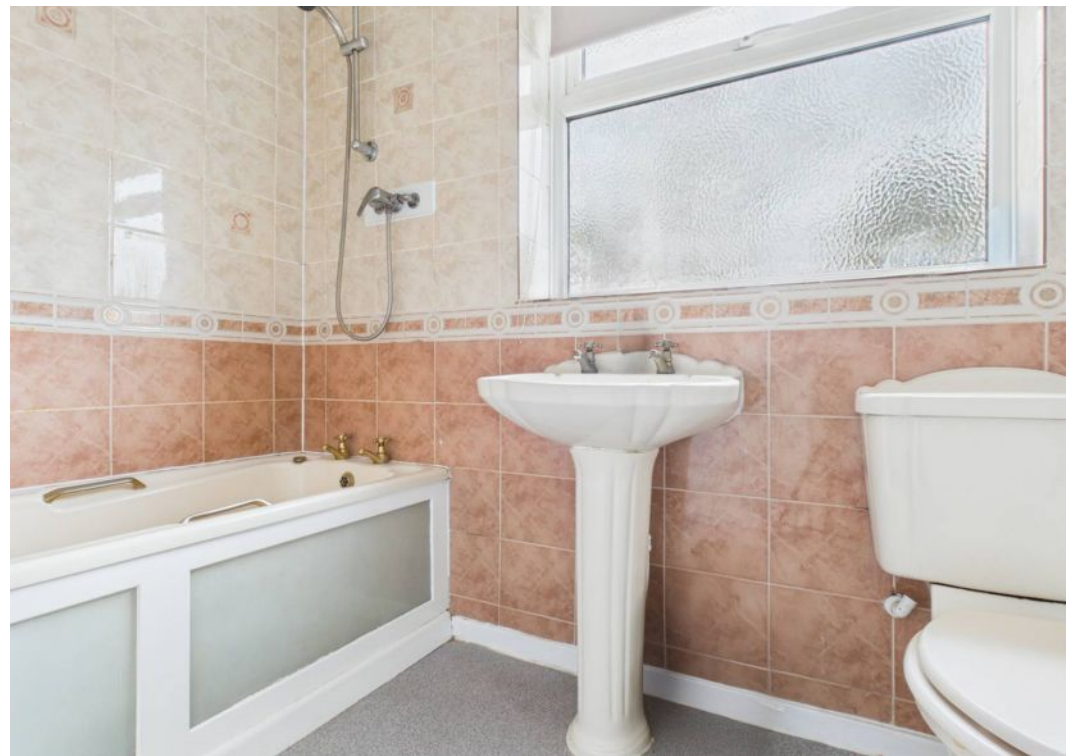
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Mid-townhouse with no upward chain
- Excellent opportunity for first-time buyers, growing families or investors
- A short walk from Calverton's shops, everyday amenities and convenient bus links to Arnold and the City
- Generous lounge/dining room with dual aspect windows including a feature bay window
- Good-sized breakfast kitchen with traditional-style units and space for freestanding appliances and a table and chairs
- Three bedrooms (including two double bedrooms and main bedroom with sliding door wardrobes)
- Traditional three-piece bathroom suite with mains shower over the bath
- Gas central heating powered by a combination boiler
- West-facing low-maintenance rear garden with space for seating and dining
- Front garden with lawn, greenhouse and pedestrian access to the garage block

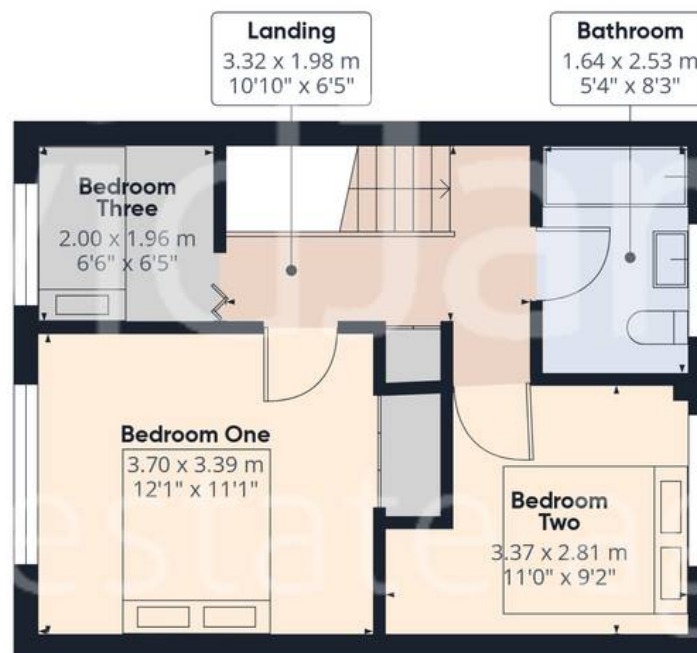








Floor 0



Floor 1



Approximate total area⁽¹⁾

83.7 m²

901 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.

GIRAFFE360



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