



81 Broadfields, Calverton, Nottingham, NG14 6JQ

Offers Over £255,000

- Freehold Property
- Popular Location
- No Upward Chain
- Detached Bungalow
- Driveway and Garage
- Council Band C
- 3 Bedrooms
- Front and Rear Garden
- EPC C

81 Broadfields, Nottingham NG14 6JQ

**** No Chain****

Tassi Sales & Lettings are delighted to market this detached bungalow located in Calverton and being offered to the market with no upward chain. Benefitting from a spacious living room with a study space, fitted kitchen, three bedrooms and a family bathroom, this would make a perfect family home. Externally there is a good sized enclosed private garden to the rear and a driveway with single garage to the front.

Situated in the popular village location of Calverton and having a range of local amenities including a shopping precinct and regular bus services.

A viewing is highly recommended!



Council Tax Band: C



Ground floor accomadation

Entrance door

Leading to :-

Kitchen

Fitted with a range of wall and base units with square edge work surfaces, sink with a mixer tap over, under counter space for fridge, space for freestanding electric cooker, vinyl flooring, ceiling light point, fully tiled walls, Upvc double glazed windows to the side and front elevation and Upvc entrance door to the side aspect.

Lounge

UPVC window to the front elevation, coal effect gas fire with brick and wood surround, radiator, ceiling light point and carpet flooring.

Study

Coloured effect window to the front aspect, ceiling light point and carpet flooring

Bedroom One

UPVC double glazed sliding doors to the rear elevation giving access to the garden, built in wardrobes and draws, radiator, carpeted flooring and ceiling light point.

Bedroom two

UPVC double glazed patio doors to the rear elevation giving access to the garden, radiator, carpeted flooring and ceiling light point.

Bedroom three

UPVC double glazed window to the rear elevation, radiator, carpeted flooring and ceiling light point.

Bathroom

Fitted with a three piece suite comparing, bath with mixer tap with shower head, pedestal sink, WC, radiator and full tiled floor and walls. UPVC obscured window to the side aspect,

Garage

With up and over door, lighting and electric.

Outside

To the front of the property there is lawned front with concrete driveway leading to the garage with carport over.

The rear of the property you have a fully enclosed garden mainly laid to lawn with patio area and garage.access,

Tassi Sales & Lettings Referral Arrangement

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them

Disclaimer

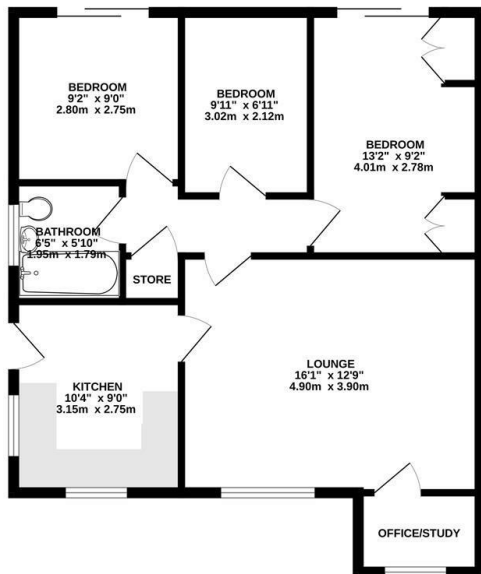
Disclaimer Notes

Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. See the green. Made with Repton 12/24



Directions

Viewings

Viewings by arrangement only. Call 01159 474330 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	