

**ASHFORD
& MOULT**
ESTATE AGENTS
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FOR SALE

ASKING PRICE

£240,000

Park Road

Nottingham, NG14 6LE

PROPERTY SUMMARY

Located on Park Road in Calverton, Nottingham, this beautifully renovated three-bedroom semi-detached house presents an exceptional opportunity for first-time buyers, families looking to upsize, or those wishing to downsize. The property boasts a well-designed layout, featuring a welcoming reception room that flows seamlessly into the heart of the home.

The residence includes a family bathroom and a convenient downstairs toilet, both finished to a high standard, ensuring comfort and practicality for everyday living. Each of the three bedrooms offers ample space, making it ideal for a growing family or for those who desire extra room for guests or a home office.

Outside, the property is complemented by landscaped front and rear gardens, providing a delightful outdoor space for relaxation and entertaining.

Parking is a breeze with a driveway space for two vehicles, adding to the convenience of this lovely home. Its prime location is a significant advantage, situated close to local parks and shops, and directly on a bus route to Arnold and Nottingham, ensuring easy access to a variety of amenities and transport links.

With its modern renovations and ideal location, it is a must-see for anyone looking to settle in this vibrant community.

Call now to arrange a viewing!!

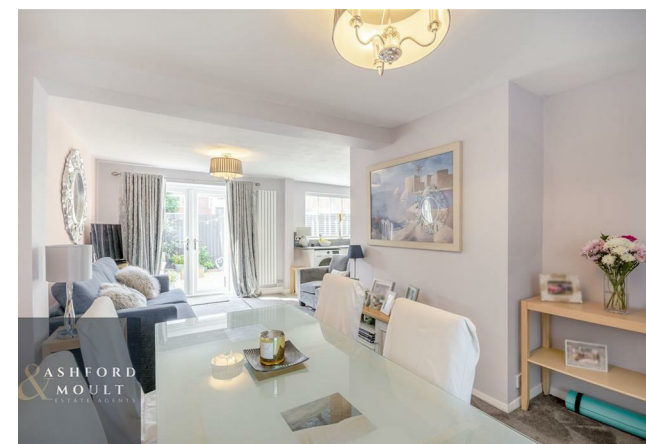
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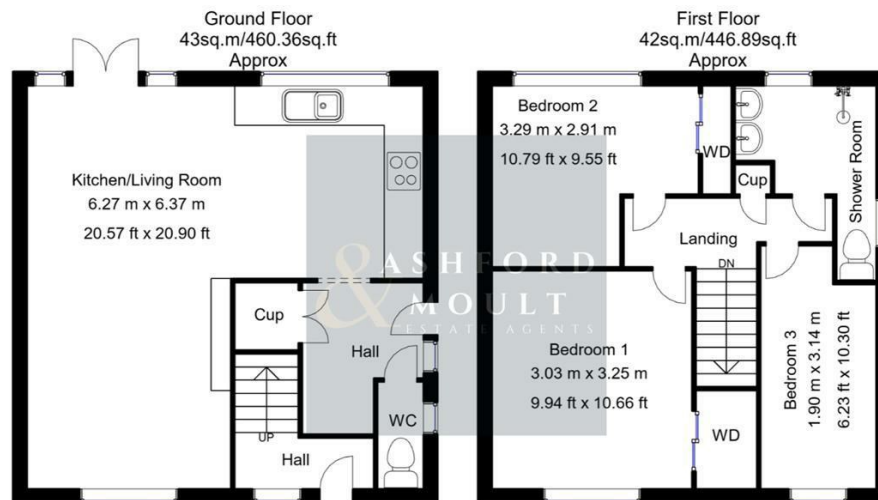








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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	78
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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