



134 Calverton Road, Arnold, NG5 8FS

£200,000



Marriotts



# 134 Calverton Road Arnold, NG5 8FS

- Well presented
- Two wet rooms
- Gas central heating
- Two bedrooms
- Garage & driveway
- Double glazing

**GREAT FIRST TIME BUY!!** A well presented two bedroom semi-detached house with ample parking & garage, two wet rooms, full length lounge diner, above which is the main bedroom which could easily be split in to two separate bedrooms. Great location bordering countryside, yet with easy access to Arnold town centre!

**£200,000**



## Overview

Situated on Calverton Road in the popular area of Arnold, Nottingham, this well-presented semi-detached house offers a delightful living experience. With two spacious bedrooms and two modern wetrooms, this property is perfect for small families or professionals seeking comfort and convenience.

The inviting reception room provides a warm and welcoming atmosphere, ideal for relaxation or entertaining guests. The layout of the home is thoughtfully designed, ensuring that every space is utilised effectively. The two wet rooms add a touch of practicality, catering to the needs of busy households.

One of the standout features of this property is the ample parking available, with space for up to three vehicles, including a garage. This is a rare find in the area and adds significant value to the home. The off-road parking ensures that you and your guests will never have to worry about finding a space.

Conveniently located, this property offers easy access to the vibrant amenities of Arnold, including shops, schools, and parks, making it an ideal choice for those who appreciate a community feel.

In summary, this semi-detached house on Calverton Road is a fantastic opportunity for anyone looking to settle in a well-connected and friendly neighbourhood. With its modern features and practical layout, viewing is essential to fully appreciate all that this property has to offer.

## Porch

A brick and UPVC double glazed porch with a tiled floor and radiator.



## Entrance Hallway

Also having a tiled floor, radiator and doors leading to the lounge, kitchen and ground floor wetroom.

## Lounge

Dual aspect lounge with double glazed window to the front and patio doors to the rear, radiator and feature gas fireplace.

## Kitchen

To the rear with UPVC double glazed window and part glazed UPVC door to the rear garden. Having a range of wood effect wall and base units incorporating an electric oven and gas hob, extractor hood and space for three appliances. There is also a built-in understair storage cupboard, Glow-worm boiler, tiled floor and splashbacks.

## Wet Room

With anti-slip flooring, a radiator, two UPVC double-glazed windows and a white suite incorporating a Bristan electric shower.

## First Floor Landing

Doors to all rooms

## Bedroom 1

Good-sized dual-aspect bedroom with a range of built-in wardrobes, two radiators and vinyl flooring.

## Bedroom 2

To the front of the property, also has built-in wardrobes with sliding doors, a radiator, UPVC double glazed window and vinyl flooring.

## Wet Room

To the rear, anti-slip flooring, UPVC double glazed window, radiator, white suite including a Triton electric shower, built-in storage cupboard and further storage cupboard housing the hot water tank.

## Outside

To the front is a tiered garden with steps to the front door and a sloped driveway leading to the garage which has power and lighting. To the rear is a patio area, a good-sized shed with power, and tiered gardens including a vegetable plot and seating areas.

## Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band A

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: None

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: Unknown

FLOOD RISK: None

ASBESTOS PRESENT: Not known

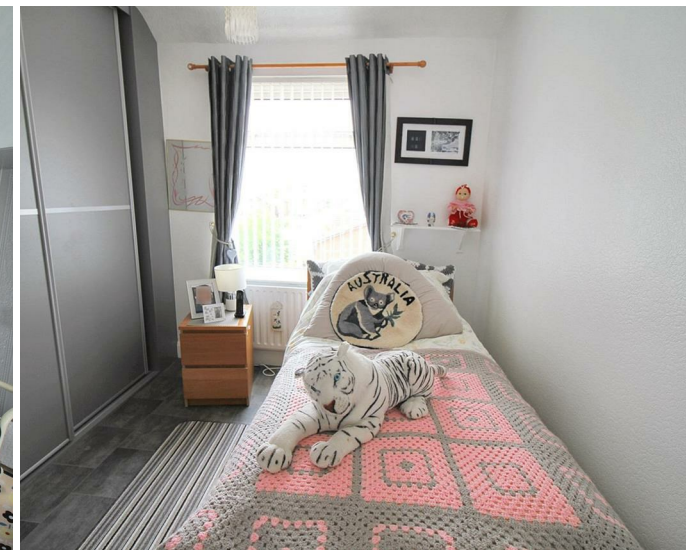
ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER: Kitchen

UTILITIES - Mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: British Gas

MAINS ELECTRICITY PROVIDER: British Gas



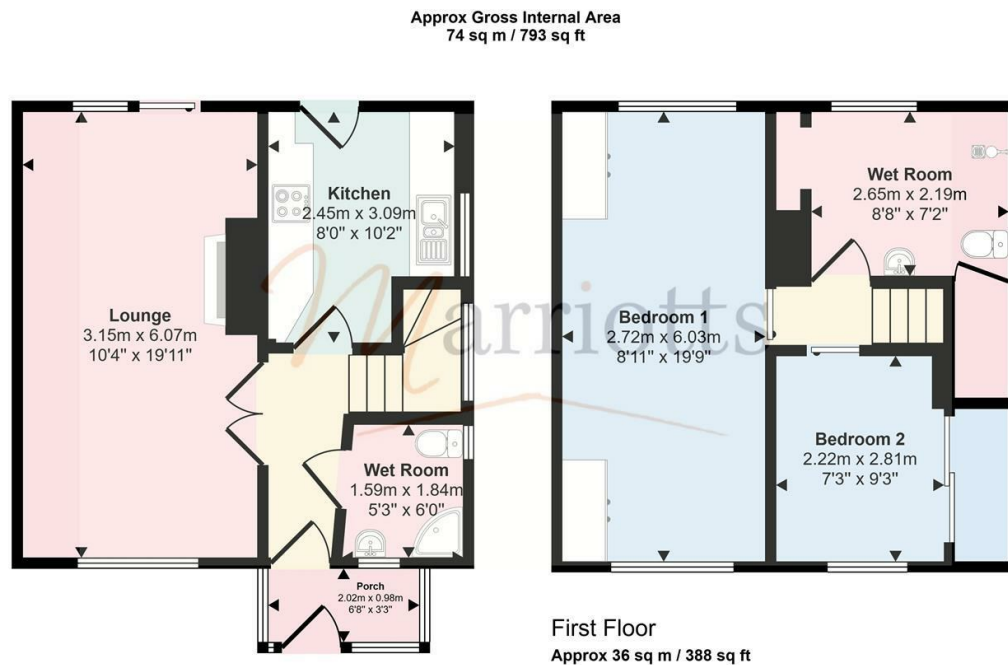




MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: Yes  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Several steps/sloping drive leading to the front door. Sloped/tiered rear garden.




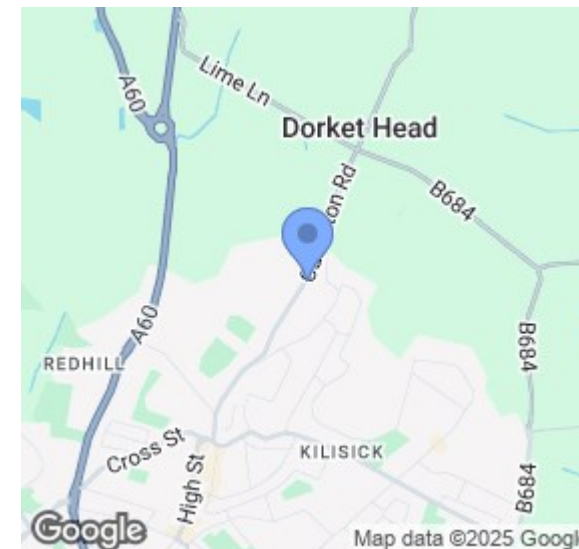




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).