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165 Park Road East, Calverton, Nottingham, NG14 6JN

Offers Over £230,000

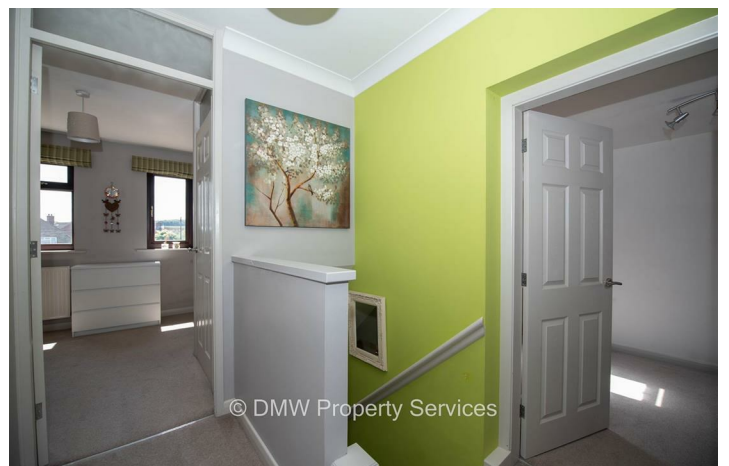
- Deceptively Spacious ,Modern Three Bedroom House
- Large Lounge and Conservatory
- Recently Fitted Shower Room
- Block Paved Driveway
- Three Double Bedrooms
- Modern Kitchen
- Integral Garage
- Good Size Mature Rear Garden

165 Park Road East, Nottingham NG14 6JN

Deceptively Spacious Three Bedroom House. Well Presented Throughout. Large Lounge. Modern Kitchen. Conservatory. Three Double Bedrooms. Recently Updated Shower Room. Block Paved Driveway. Integral Garage.



Council Tax Band: B



Entrance Hall

12'9 x 6'6

Stairs to the first floor landing. Doors to the Kitchen and Lounge.

Kitchen

9'9 x 5'10

A range of modern and base wall units with space for washing machine and dishwasher. Electric oven ,gas hob and extractor. Window to the front elevation. Spotlights to the ceiling.

Lounge

16'1 x 12'3

Sliding patio doors to the conservatory. Radiator. Fireplace.

Conservatory

9'11 x 8'0

Laminate wood effect flooring.

First Floor Landing

Doors to all Bedrooms and the Bathroom.

Bedroom One

19'5 x 8'0

Roof windows. Radiator.

Bedroom Two

12'2 x 9'10

Window to the rear elevation. Radiator.

Bedroom Three

12'2 x 9'5

Built in cupboard. Radiator. Two windows to the front.

Shower Room

Low level flush toilet. Vanity unit with inset sink unit. LED mirror. Large shower cubicle with mains water shower. Tiled flooring. Spotlight to the ceiling. Extractor.

Garage

13'10 x 8'3

Sectional garage with up and over door. Opens into a further rear utility area

Rear Garage

8'3 x 6'4

Exterior

Beautifully presented garden with mature shrubs, patio and decked area







Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(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	



Approx. Gross Internal Floor Area 1072 sq. ft / 99.68 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.