



120 Calverton Road, Arnold – NG5 8FS

Guide Price **£200,000 – £210,000**

DavidJames
the estate agent



120 Calverton Road

Arnold, Nottingham

GUIDE PRICE £200,000–£210,000 Charming semi-detached home close to shops, schools & bus links. Four double bedrooms, spacious lounge/dining room, modern kitchen & large southerly-facing tiered garden!

Council Tax band: A

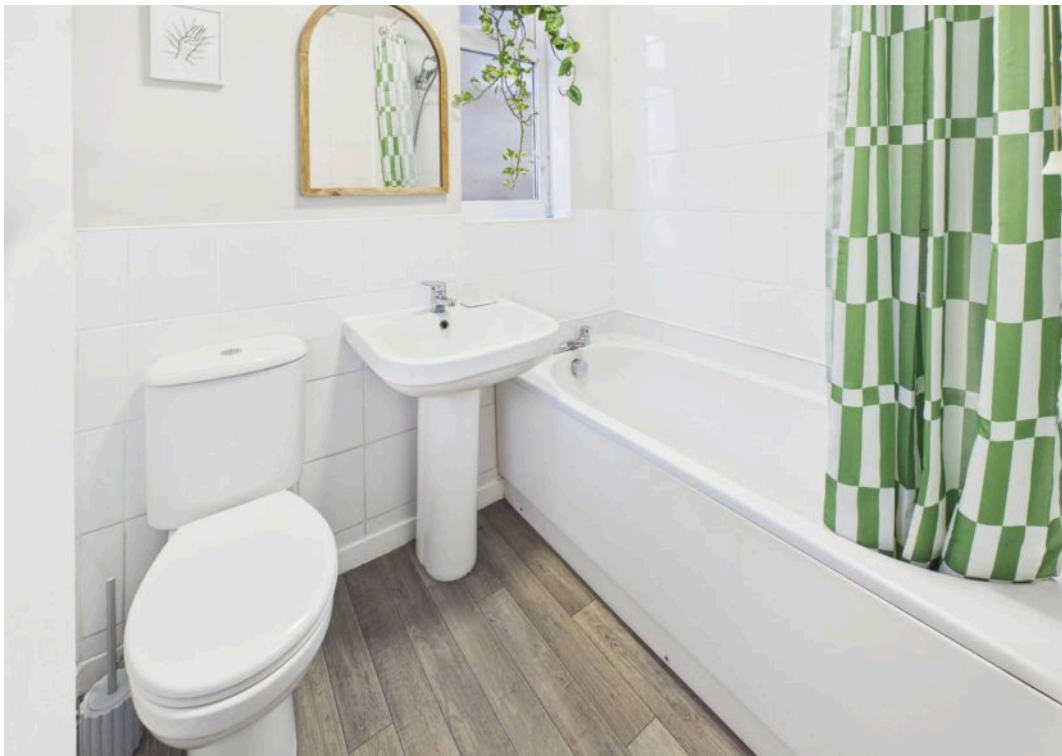
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Charming and spacious semi-detached home
- Within walking distance of Arnold's shops, schools and bus services
- Ideal for a growing family with versatile and adaptable accommodation
- Practical entrance porch with welcoming hallway
- Generous lounge/dining room with feature gas fireplace
- Modern well-equipped kitchen with integrated cooking appliances
- Ground floor bathroom fitted with a white three-piece suite
- Landing with access to a practical fully boarded loft
- Four well-proportioned double bedrooms (main bedroom with fitted wardrobes)
- Large southerly-facing tiered garden with lawn and patio





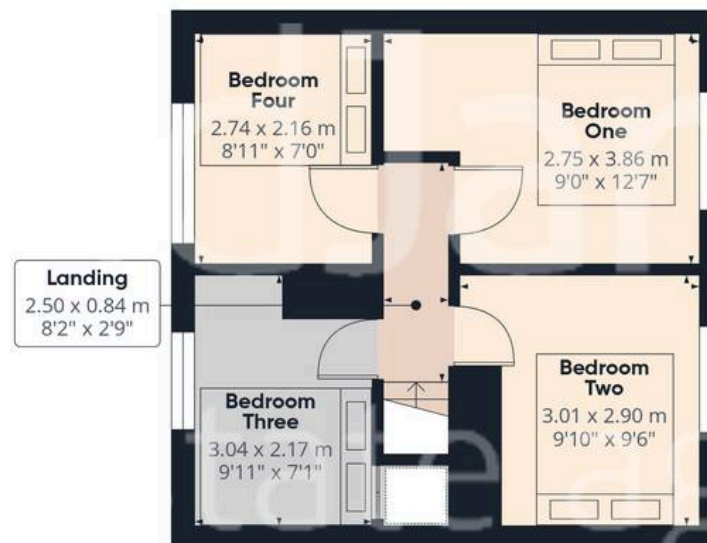


Floor 0

Approximate total area⁽¹⁾

68.6 m²

739 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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