



9 Sherwood Avenue, Calverton – NG14 6NE

Guide Price **£180,000**



9 Sherwood Avenue

Calverton, Nottingham

GUIDE PRICE £180,000 - £200,000 Semi-detached home on a corner plot in Calverton - available to purchase with no chain! Two double bedrooms, spacious lounge with patio doors, dining kitchen, multi-vehicle driveway and garage!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

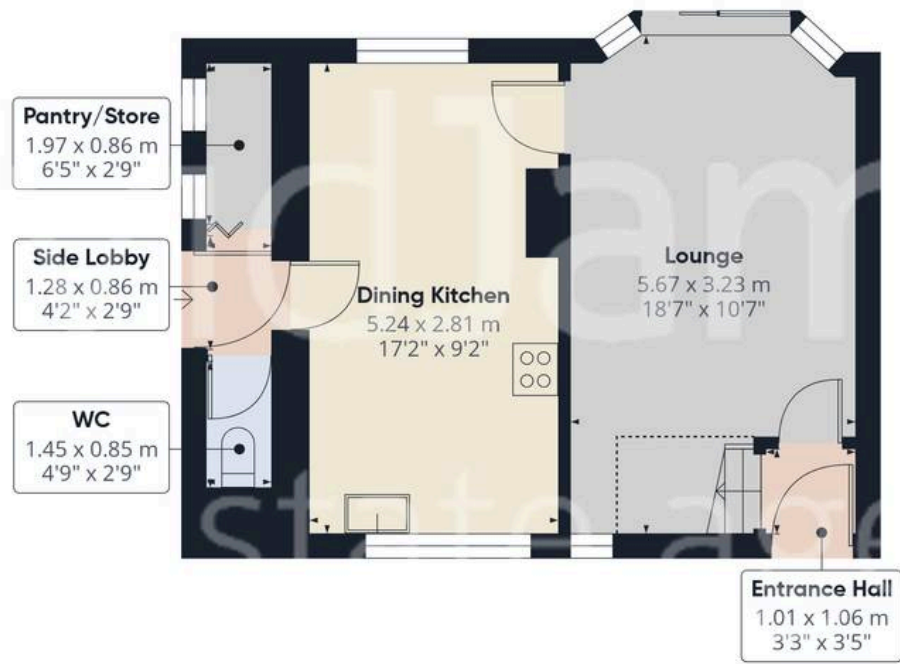
EPC Environmental Impact Rating:

- Semi-detached family home
- Offered to the market with no upward chain
- Popular village location in Calverton close to local amenities, schools and transport links
- Ideal for those looking to put their own stamp on their next home
- Good-sized lounge with patio doors to the garden
- Dining kitchen with a range of fitted units and an adjoining pantry/store and downstairs WC
- Two first floor double bedrooms
- First floor bathroom with a three-piece suite
- Low-maintenance rear garden with established planting
- Corner plot position offering a garage and multi-vehicle gated driveway









Floor 0

Approximate total area⁽¹⁾

65.7 m²
706 ft²

Reduced headroom

1.6 m²
18 ft²



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

GIRAFFE360



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