



22 Newman Road, Calverton – NG14 6LG

Guide Price **£220,000**

DavidJames
the estate agent



22 Newman Road

Calverton, Nottingham

Sought-after Calverton village living awaits in this three bedroom semi-detached home! Featuring a bright lounge, spacious dining/kitchen and modern bathroom alongside good-size garden and driveway!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

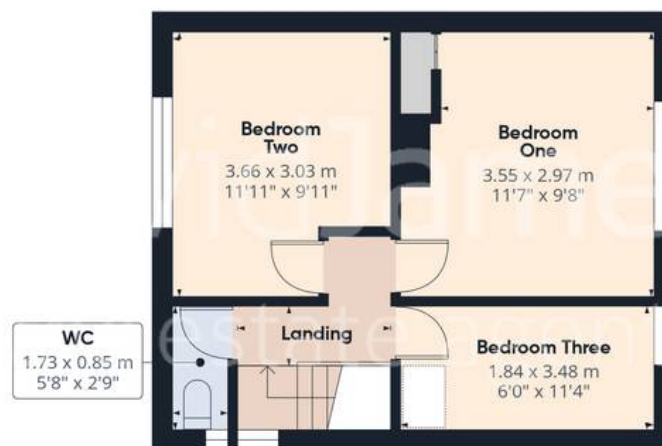
- Semi-detached home in sought-after Calverton village location
- Ideal for first-time buyers, growing families and investors alike
- Shops, schools, supermarkets and bus services moments away
- Bright front-aspect lounge with delightful feature fireplace
- Spacious dining kitchen with stylish cream gloss kitchen units
- Modern ground floor bathroom with mains shower over the bath
- Three well-proportioned first floor double bedrooms
- Separate first-floor WC providing extra practicality
- Spacious rear garden with patio, lawn and gravel seating area
- Driveway providing off-street parking



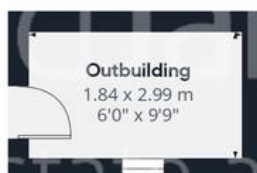




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

76.5 m²

823 ft²

(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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