



19 Calder Gardens, Bingham, Nottingham, NG13 8YY

Asking Price £300,000

- Well Presented Three Bedroom House
- Modern Kitchen and Bathrooms
- Family Bathroom
- Garage in Block
- Large Lounge/Diner
- En-Suite to Master Bedroom
- Downstairs W.C
- No Upward Chain

19 Calder Gardens, Nottingham NG13 8YY

Modern Spacious Three Bedroom Semi Detached house. Large Open Plan Lounge/Diner. Modern Kitchen and Bathroom. Master Bedroom with En-Suite. Family Bathroom and downstairs W.C. Garden and Garage. No Upward Chain.



Council Tax Band:



Entrance Hall

Doors to the Kitchen, Lounge/Diner and W.C. Stairs to the first floor landing.

W.C

Window to the front. Low level flush toilet. Sink unit.

Lounge/Diner

28'0 max x 19'8 max

French doors to the rear garden. Opens into the Kitchen. Under stairs cupboard.

Kitchen

11'4 x 9'6

French doors to the rear. A range of base and wall units with integrated appliances to include fridge/freezer, oven and microwave. Work surfaces inset sink and gas hob. Extractor. Cupboard housing plumber for a washing machine. Cupboard housing the gas boiler.

Landing

Doors to all Bedrooms and the Bathroom. Cupboard housing the hot water tank.

Master Bedroom

15'4 x 11'0

En-Suite

6'2 x 6'3

Bedroom Two

11'9 x 11'0

Bedroom Three

11'9 x 9'2

Bathroom

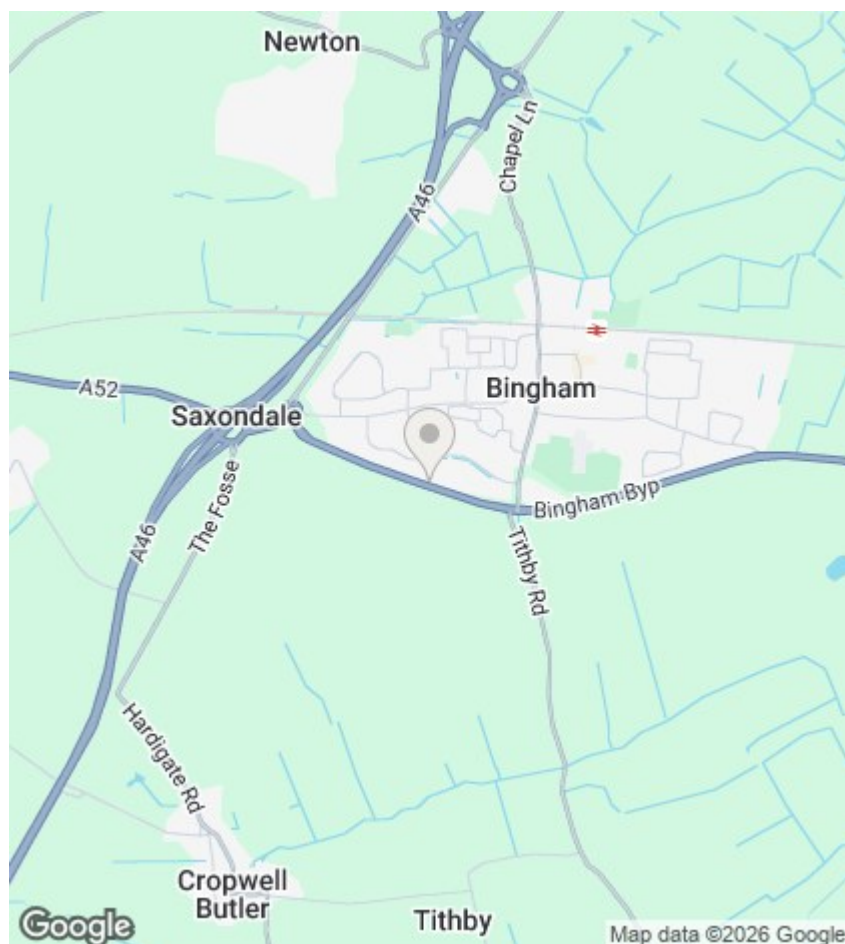
8'9 x 6'3

Exterior

Paved patio and lawned garden. The house also benefits for a garage en-bloc.







Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

