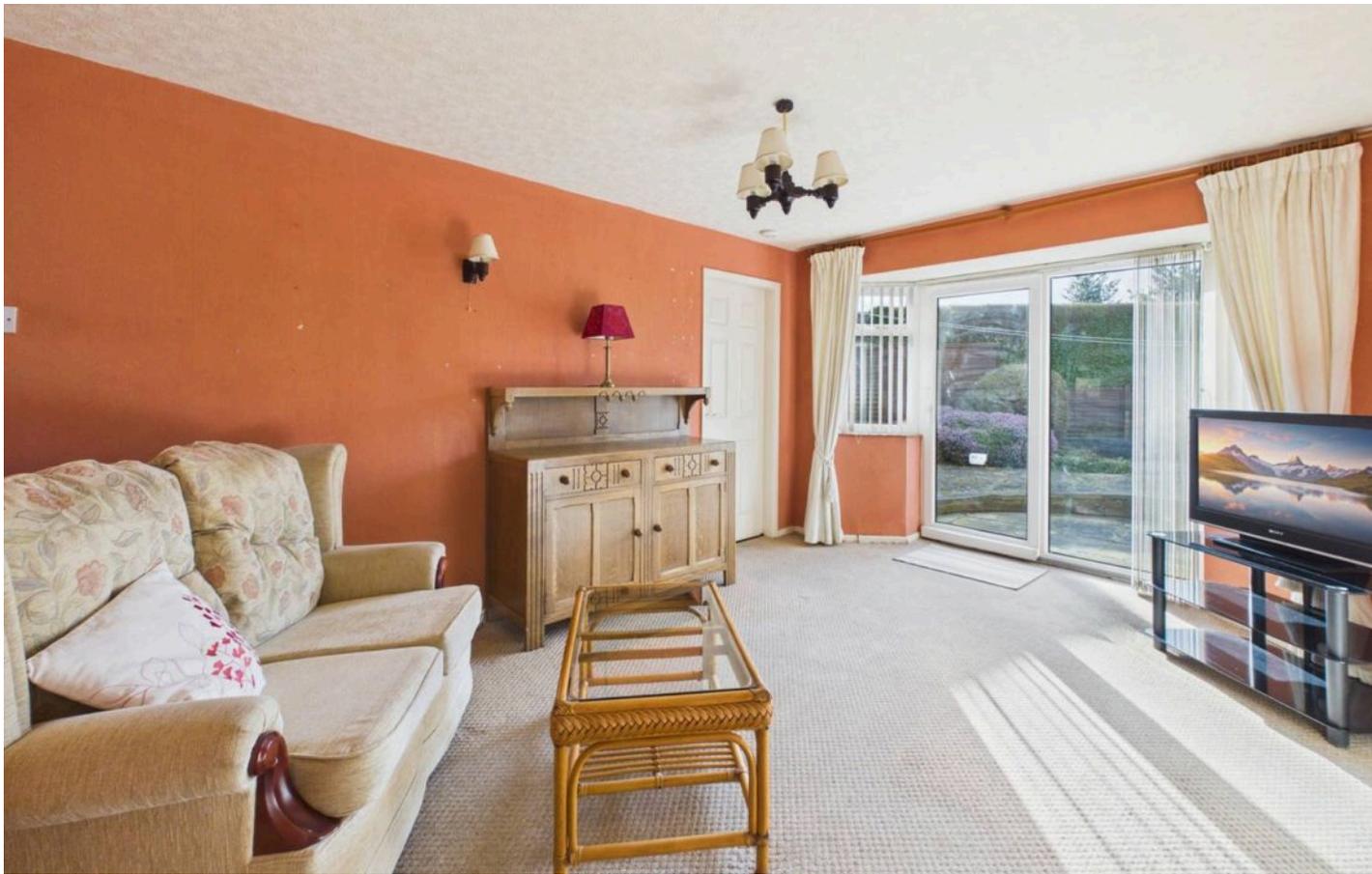




9 Sherwood Avenue, Calverton – NG14 6NE

Guide Price **£200,000**



9 Sherwood Avenue

Calverton, Nottingham

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

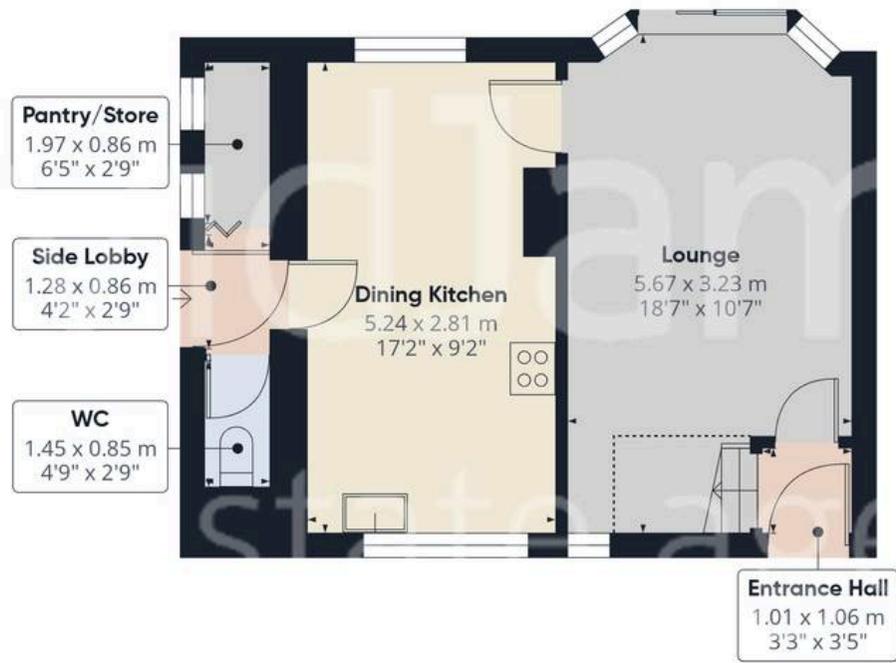
Tenure: Freehold

- 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 m ² |
| 706 ft ² |
| Reduced headroom |
| 1.6 m ² |
| 18 ft ² |



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



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.