



**£195,000**  
**Collyer Road**  
Nottingham, NG14 6LZ

## PROPERTY SUMMARY

This well-presented three-bedroom semi-detached home is now available for sale and occupies a sought-after position within the popular village of Calverton. Offering well-proportioned and practical living space throughout, the accommodation comprises an entrance hall, a spacious kitchen diner ideal for everyday family life, a comfortable lounge with gas fire, three good-sized bedrooms, a modern family shower room and a separate WC. The property further benefits from gas central heating and double glazing throughout.

Externally, the home enjoys a generous driveway providing off-street parking for multiple vehicles, a lawned front garden with mature hedging, and a pleasant, fully enclosed rear garden featuring a patio seating area, gravelled pathway, lawn and garden shed — ideal for relaxing or entertaining.

The location is a particular highlight, with a bus stop situated just down the road providing convenient transport links into Arnold and Nottingham. A range of local shops are within comfortable walking distance, along with well-regarded schools, making this an excellent choice for families and commuters alike.

Early viewing is highly recommended to fully appreciate the space, setting and convenience this home has to offer.

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**RASHFORD**  
**&**  
**MOULT**  
ESTATE AGENTS





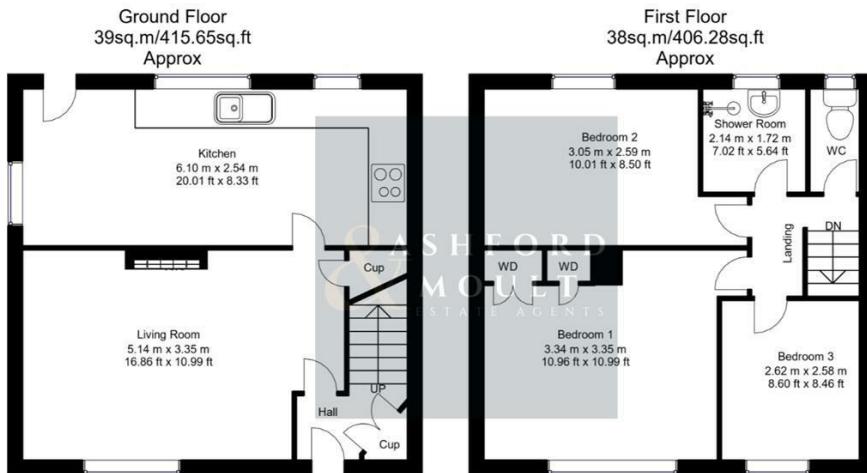
**ASHFORD**  
**&**  
**MOULT**  
ESTATE AGENTS

## LOCAL AUTHORITY

**TENURE**  
Freehold

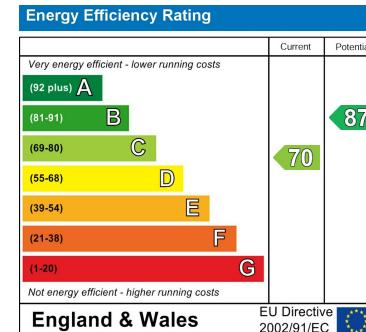
**COUNCIL TAX BAND**  
A

**VIEWINGS**  
By prior appointment only



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**  
56 Main Street  
Calverton  
Nottinghamshire  
NG14 6FN

**OFFICE DETAILS**  
01158 656675  
[sales@ashfordandmoult.co.uk](mailto:sales@ashfordandmoult.co.uk)