



**ASHFORD
& MOULT**
ESTATE AGENTS

ASKING PRICE

£250,000

Park Road East

Nottingham, NG14 6GY

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PROPERTY SUMMARY

NO CHAIN

Nestled on Park Road East in the charming village of Calverton, Nottingham, this delightful three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. With one spacious reception room, this home offers a warm and inviting atmosphere, perfect for both relaxation and entertaining.

The property features a well-appointed family bathroom, along with a convenient downstairs w/c, ensuring practicality for everyday living. The three bedrooms provide ample space for family members or guests, allowing for comfortable living arrangements.

One of the standout features of this home is the potential for personalisation. With a touch of modernisation, you can truly make this property your own, adding your unique style and flair. The generous parking space for up to three vehicles is an added bonus, making it easy for you and your guests to come and go with ease.

Situated close to local schools and shops, this property is ideally located for families seeking convenience and community. Additionally, excellent transportation links are right on your doorstep, providing easy access to Nottingham and

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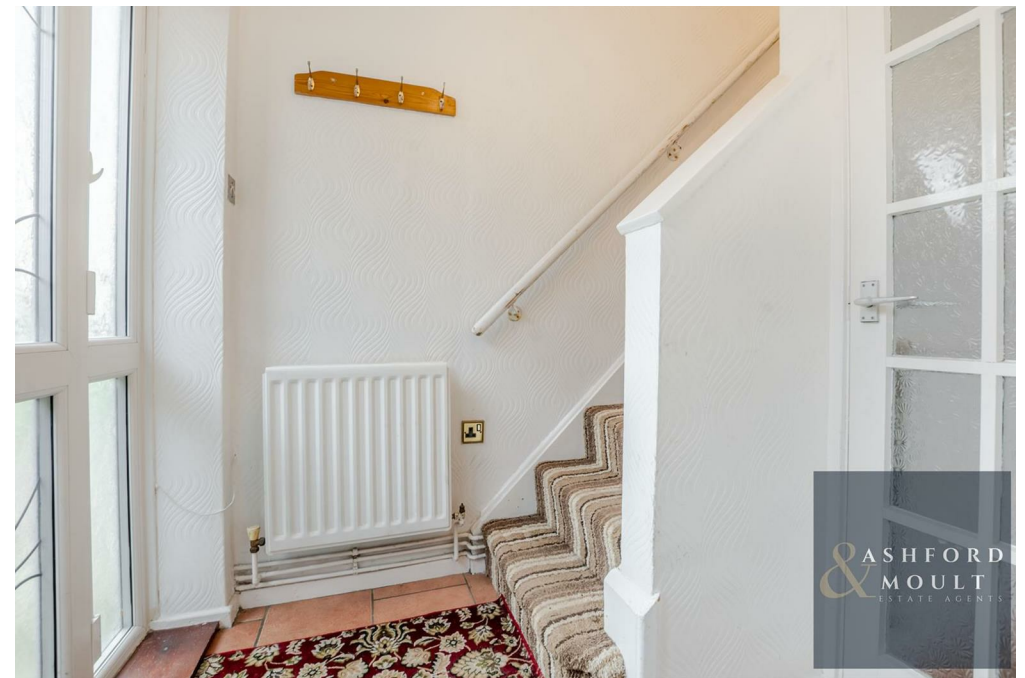


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls 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. Specially no guarantee is should not be relied on as a 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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LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	55	72
	EU Directive 2002/91/EC	

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



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