



84 Calverton Road, Arnold – NG5 8FR

Guide Price **£220,000**





84 Calverton Road

Arnold, Nottingham

Superb 2 bed semi-detached home close to Arnold's amenities! Boasting a welcoming lounge, open-plan dining kitchen with conservatory, stylish bathroom, loft space and a large southerly-facing garden!

Council Tax band: A

Tenure: Freehold

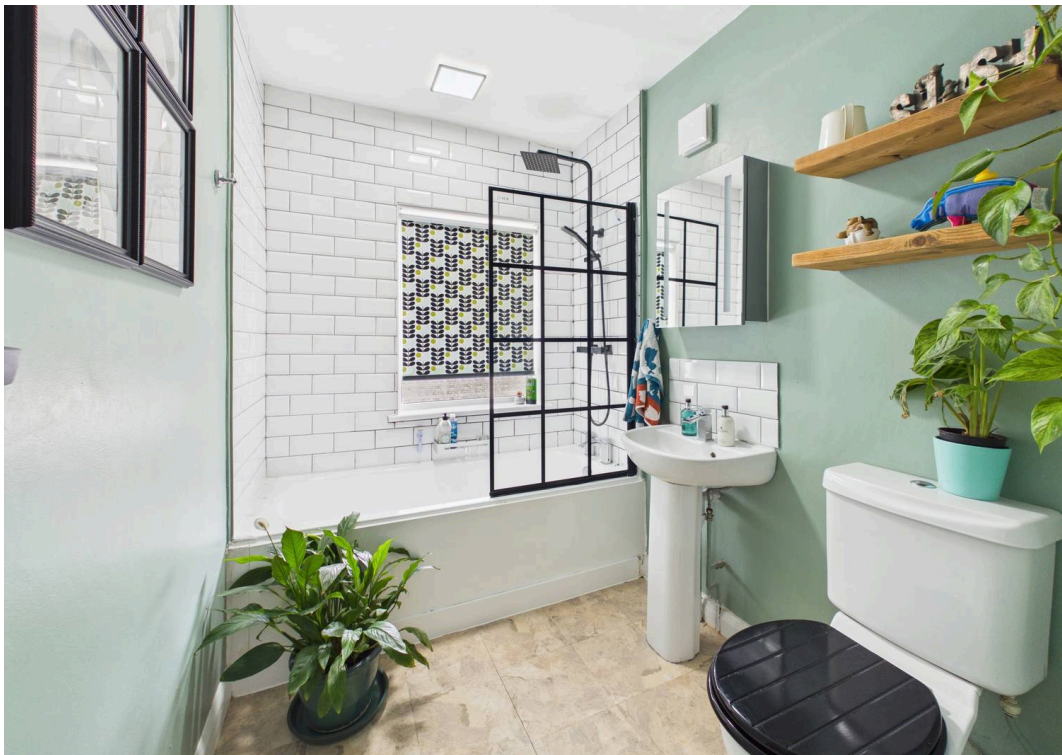
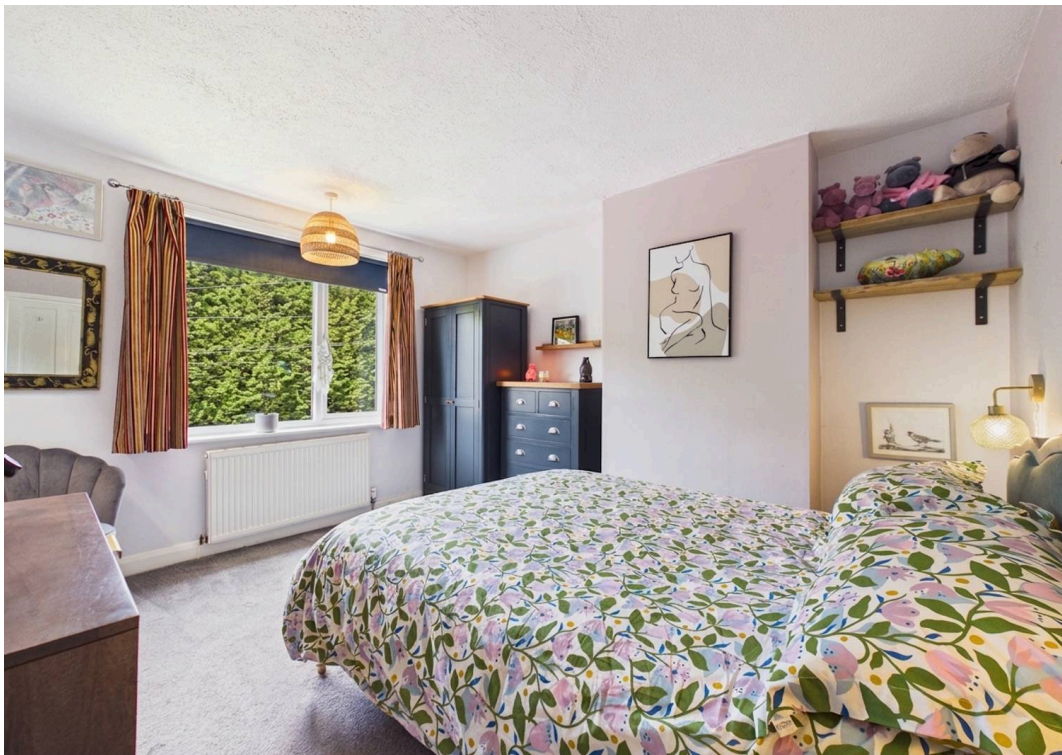
EPC Energy Efficiency Rating: D

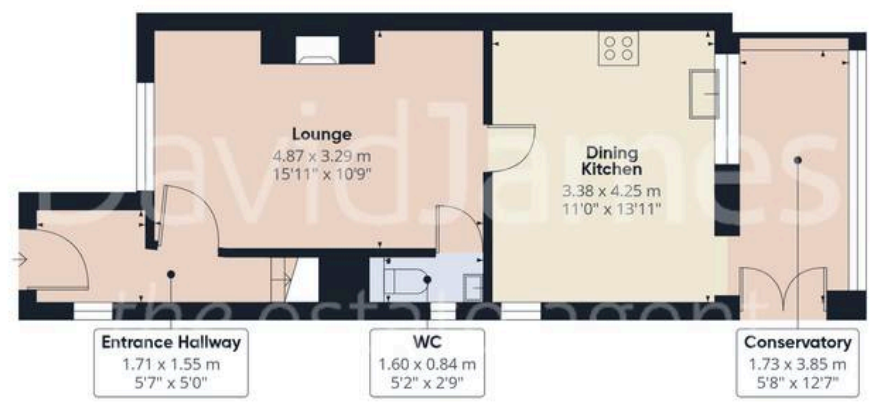
EPC Environmental Impact Rating: E

- Well-presented semi-detached home
- Ideally suited for a variety of buyers including families and first-time purchasers
- Within easy reach of Arnold's nearby amenities, popular schools and frequent bus services
- Bright and welcoming lounge with a superb feature fireplace
- Open-plan dining kitchen with integrated cooking appliances and garden views
- Versatile conservatory with garden views and access via French doors
- Two well-proportioned first-floor bedrooms
- Large loft space with staircase access, carpet, lighting, power and a Velux window
- Stylish three-piece family bathroom with a twin rainfall over-bath shower and tiled finishes
- Large, established and beautifully-presented southerly-facing garden with mature planting and feature patio seating spaces





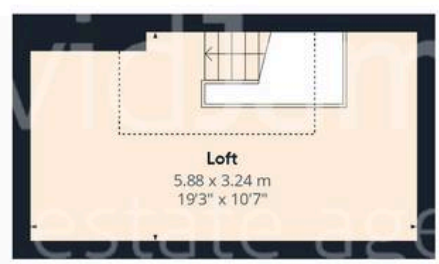




Floor 0



Floor 1



Floor 2



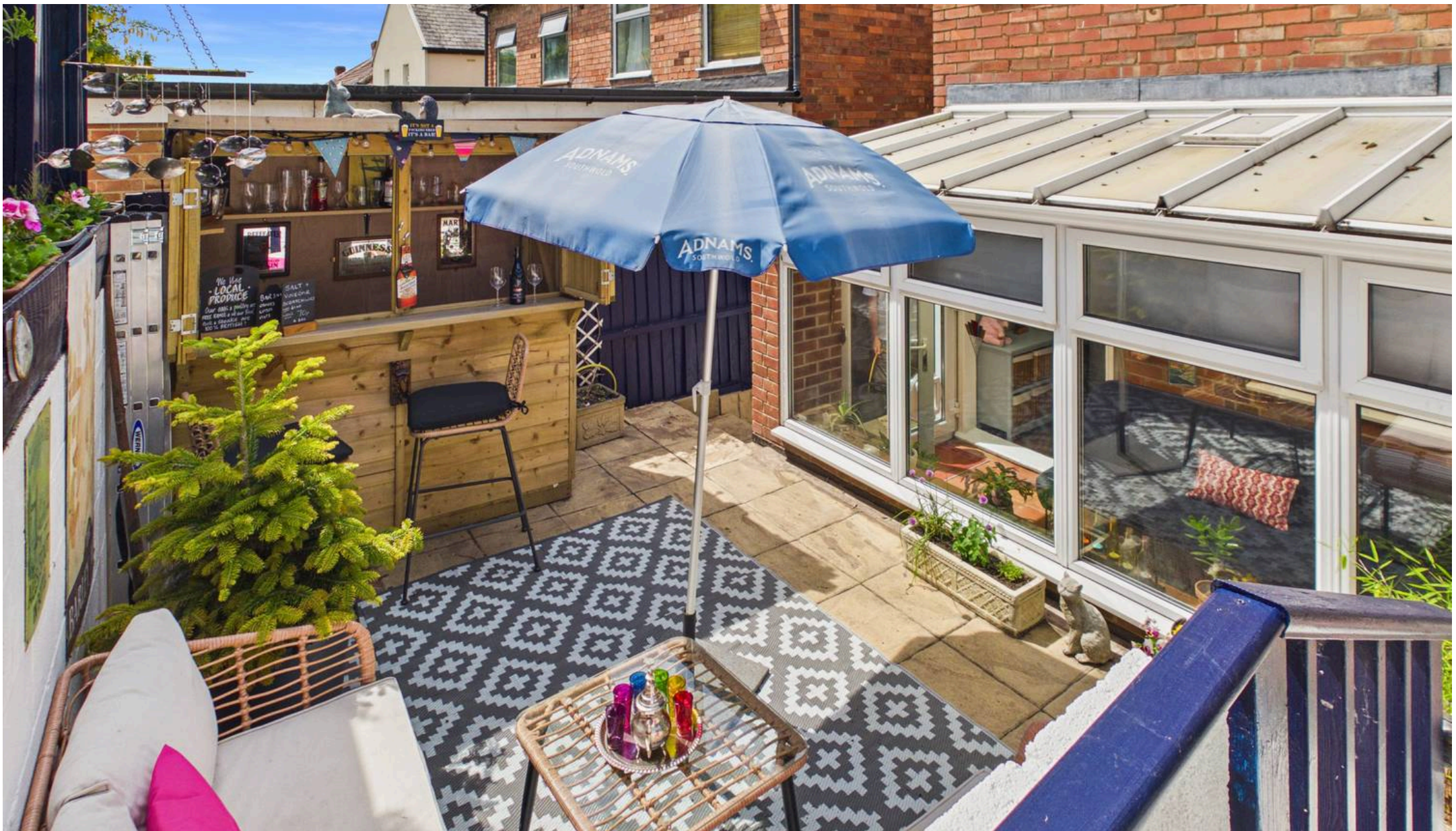
Approximate total area⁽¹⁾
91.9 m ²
990 ft ²
Reduced headroom
14.8 m ²
159 ft ²

(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



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