

**ASHFORD
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ESTATE AGENTS



ASKING PRICE

£210,000

Watchwood Grove

Nottingham, NG14 6HX

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PROPERTY SUMMARY

Welcome to the cul-de-sac location of Watchwood Grove, Calverton, Nottingham. This charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience for families. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests.

The property boasts three well-appointed bedrooms, including an en-suite bathroom in bedroom 2, providing a private sanctuary for the homeowners. The family bathroom is thoughtfully designed, ensuring ample facilities for all. Additionally, a convenient downstairs w/c enhances the practicality of the home, making it suitable for busy family life.

The exterior of the property features a driveway that accommodates two vehicles, ensuring ease of access and parking. The location is particularly advantageous, with local shops and transportation links just a stone's throw away, making daily errands and commutes effortless.

This delightful home is perfect for those seeking a peaceful yet accessible living environment in Nottingham. With its modern amenities and family-friendly layout, it presents an excellent opportunity for both first-time buyers and those looking to settle in a welcoming community. Don't miss the chance to make this lovely property your new home.

Call now to arrange a viewing!!

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Ground Floor
45 Sq.m/ 487.05 Sq.ft
Approx

First Floor
47 Sq.m/ 501.16 Sq.ft
Approx



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
Gedling Borough Council

TENURE
Freehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	73	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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



OFFICE ADDRESS
56 Main Street
Calverton
Nottinghamshire
NG14 6FN

OFFICE DETAILS
01158 656675
sales@ashfordandmould.co.uk