



**74 Labray Road, Calverton – NG14 6LB**

Guide Price **£120,000**

**DavidJames**  
the estate agent



## 74 Labray Road

Calverton, Nottingham

NO CHAIN! Semi-detached home on a generous plot! Dual-aspect lounge/dining room, fitted dining kitchen, 3 beds, shower room and a rear garden with further landscaping potential! Council Tax band: A

Tenure: Freehold

- Semi-detached home
- Offered to the market with no upward chain
- Ideally suited to first-time buyers and small families, with scope for further personalisation
- Popular Calverton location within easy reach of amenities, schools and public transport links
- Bright and spacious dual-aspect lounge/dining room with a feature fireplace
- Dining kitchen with wood-finish units, space for freestanding appliances and garden views
- Three first floor bedrooms (including two double rooms)
- First-floor shower room fitted with walk-in double enclosure and white suite
- Enclosed and lawned garden with decorative stone and a useful timber shed
- Neatly-maintained front garden with an established lawn and mature planting







Floor 0

Approximate total area<sup>(1)</sup>

70.7 m<sup>2</sup>

761 ft<sup>2</sup>

Reduced headroom

0.8 m<sup>2</sup>

8 ft<sup>2</sup>



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.

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## David James Estate Agents

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