

84 Calverton Road, Arnold - NG5 8FR

Guide Price £210,000

DavidJames
the estate agent







84 Calverton Road

Arnold, Nottingham

GUIDE PRICE £210,000 - £220,000 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

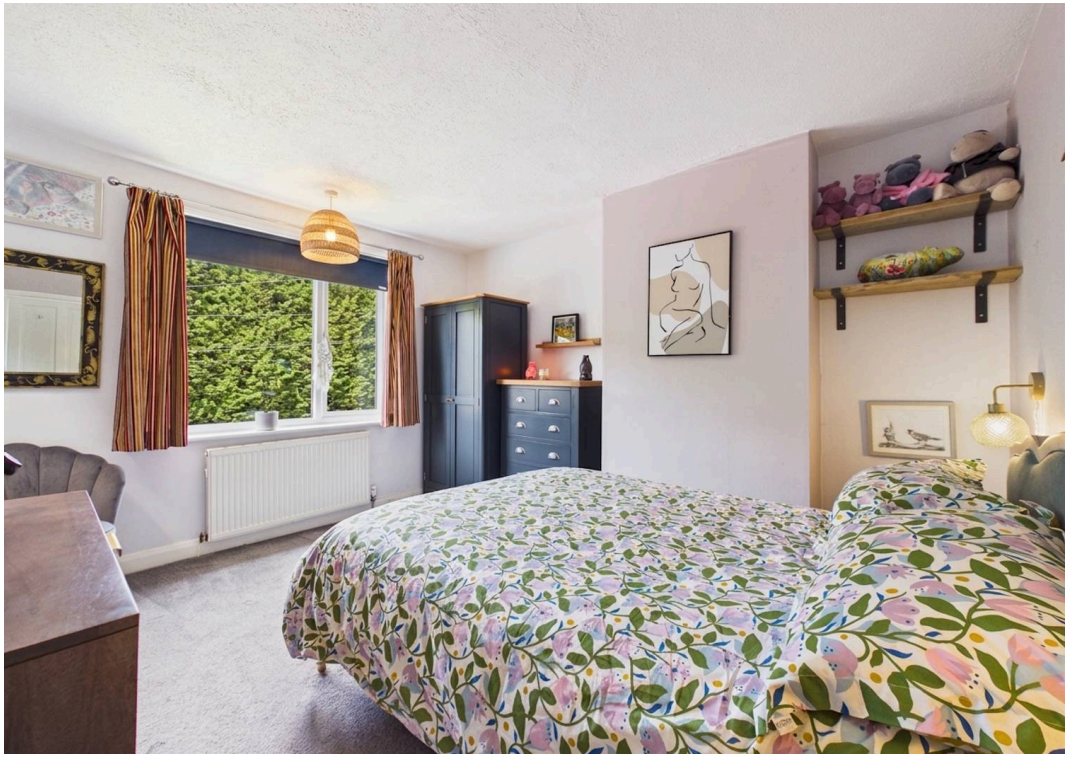
Tenure: Freehold

EPC Energy Efficiency Rating: D

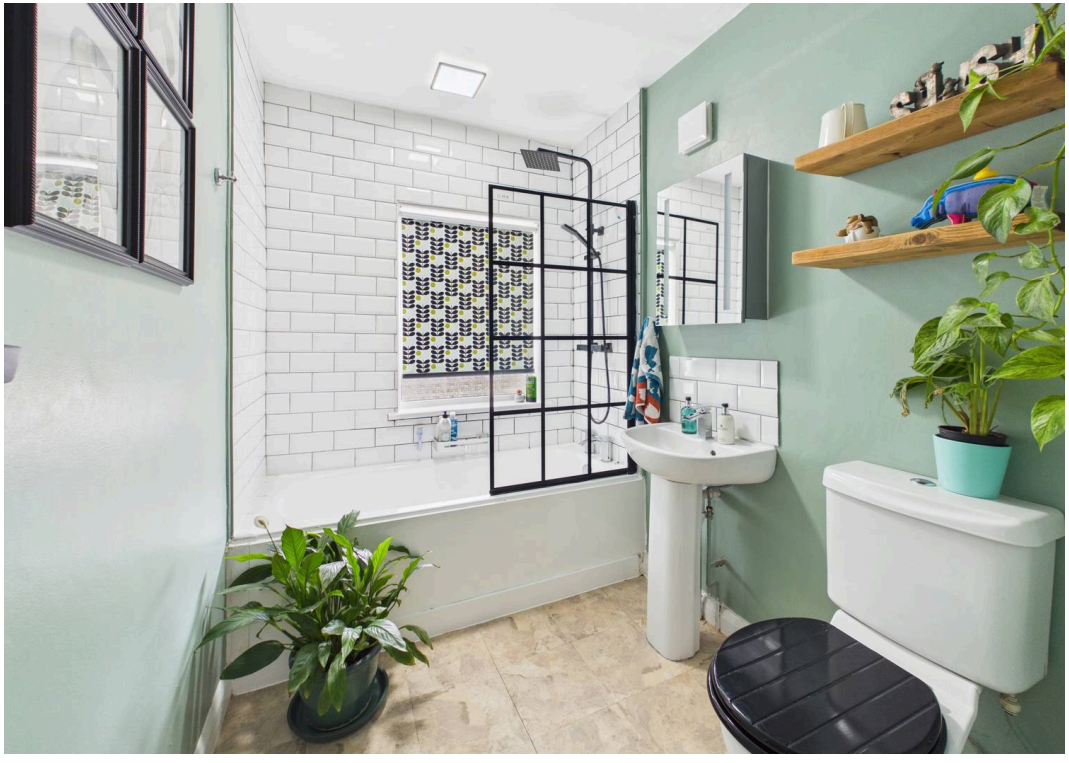
EPC Environmental Impact Rating: E

- 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 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

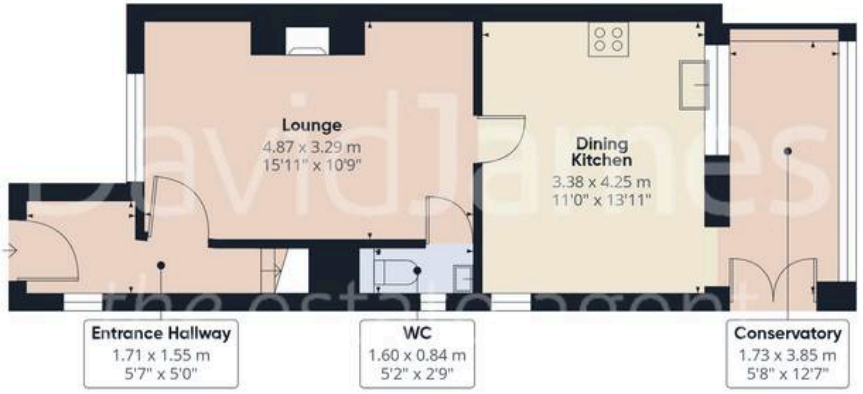








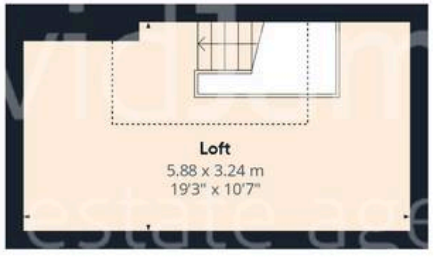




Floor 0



Floor 1





Floor 2

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Approximate total area(1)

91.9 m²

990 ft²

Reduced headroom

14.8 m²

159 ft²

(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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