



ASHFORD
& MOULT
ESTATE AGENTS

ASKING PRICE

£240,000

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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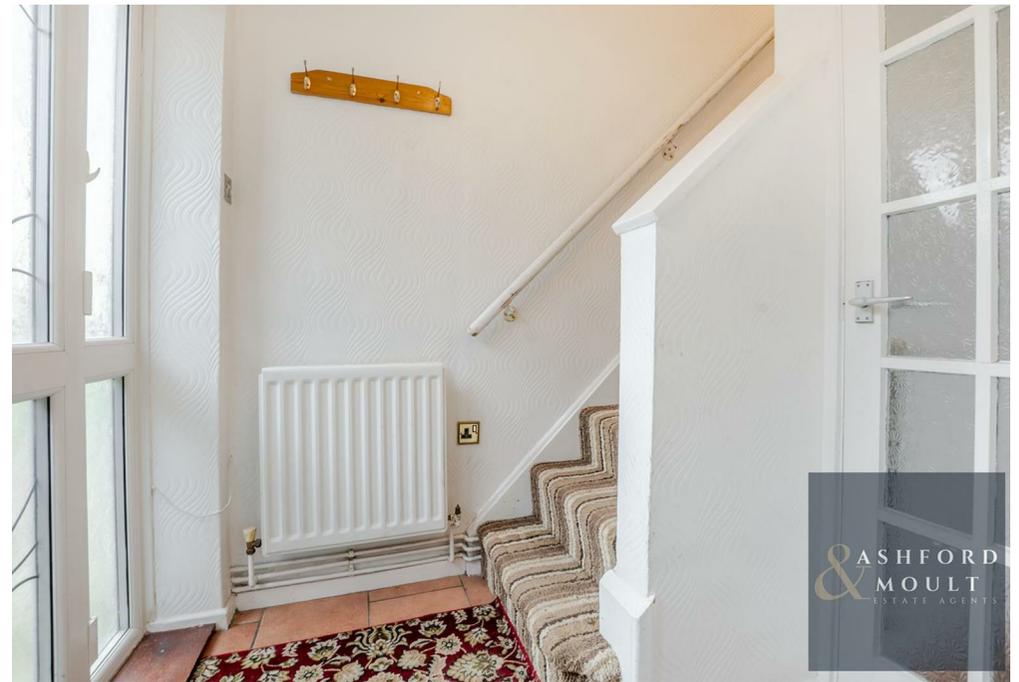


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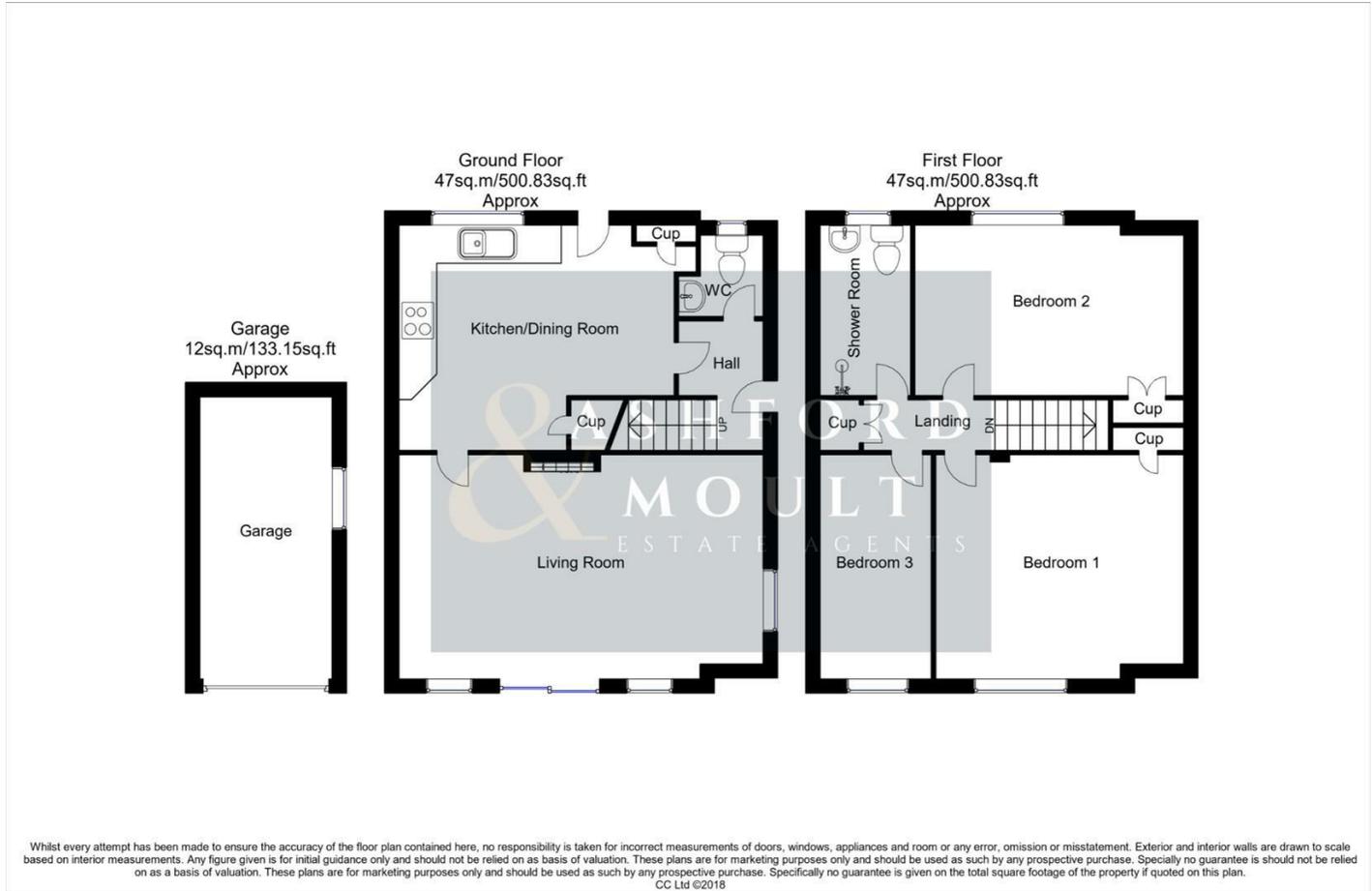


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LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

	<p>OFFICE ADDRESS</p>	<p>OFFICE DETAILS</p>
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