



ASHFORD  
& MOULT  
ESTATE AGENTS

**£240,000**  
**The Hollins**  
Nottingham, NG14 6JR

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## PROPERTY SUMMARY

This beautifully maintained two-bedroom property is tucked away in a quiet cul-de-sac within the ever-popular village of Calverton. Stylishly updated and thoughtfully improved, the home is ready for immediate occupation and would make an excellent purchase for first-time buyers or those looking to downsize.

The accommodation includes two generous bedrooms, a modern kitchen, spacious lounge, family bathroom and an enclosed rear garden, all presented to a high standard throughout.

Upon entering, you step into a welcoming hallway that feels light and airy, complete with useful storage for coats and footwear. Positioned at the front of the property is the kitchen, fitted with a range of wall and base units providing ample storage. There is a built in washer/dryer, fridge freezer and microwave as well!

To the rear of the property sits the main living space, a well-proportioned lounge large enough to accommodate both seating and dining areas. Patio doors open directly onto the garden, allowing natural light to flood the room and creating a seamless indoor-outdoor flow — perfect for hosting during the warmer months.

Upstairs, there are two comfortable double bedrooms, both offering excellent proportions and space for a variety of furniture layouts. Decorated in neutral tones, they provide a fresh and versatile setting for any style of décor.

2



1



1



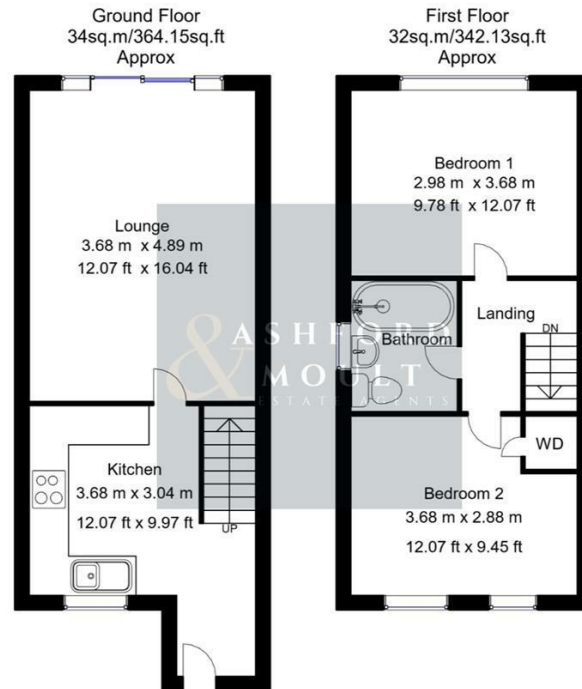












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. Specially 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**  
B

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 71                      | 78        |
|                                             | 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



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