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ESTATE AGENTS

£199,950

**Holt Grove**

Nottingham, NG14 6HW

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## PROPERTY SUMMARY

Nestled in the charming area of Holt Grove, Calverton, Nottingham, this delightful semi-detached house presents an excellent opportunity for first-time buyers, upsizers or downsizers seeking a project to make their own. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or for those who desire extra room for guests or a home office.

Upon entering, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining. The family bathroom is conveniently located, serving the needs of the household with ease. The property also features a driveway that accommodates two to three vehicles, ensuring that parking is never a concern.

While the house does require some renovation and modernisation, this presents a unique chance for buyers to personalise the space to their taste and lifestyle. With a little imagination and effort, this home can be transformed into a stylish and inviting sanctuary.

Situated in a friendly neighbourhood, this property is close to local amenities and offers a sense of community that is often sought after. Whether you are looking to invest in your first home or seeking a project to enhance, this semi-detached house in Holt Grove is a promising choice. Don't miss the opportunity to make this house your home.

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## LOCAL AUTHORITY

## TENURE

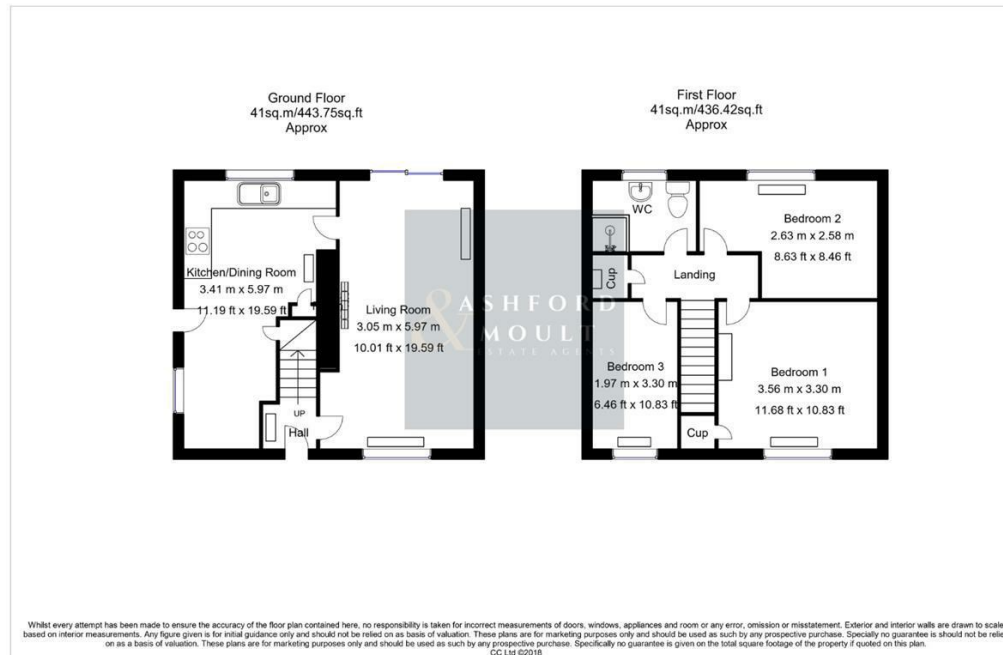
Freehold

## COUNCIL TAX BAND

A

## VIEWINGS

By prior appointment only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

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### OFFICE DETAILS

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