



27 Orchard Drive, Calverton, NG14 6GP

£255,000

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27 Orchard Drive Calverton, NG14 6GP

- Redecorated throughout
- Conservatory
- Double glazing
- Two bedrooms
- Parking & garage
- Gas central heating

Ready to move into! This two-bedroom bungalow is situated in the popular village location of Calverton. has been redecorated throughout giving a fresh and airy feel. The gardens are low maintenance with a garage to the side and parking to the front.

£255,000



Overview

The accommodation consists of a side entrance door leading to the fitted kitchen, an inner hallway with doors leading to the good-sized lounge, two bedrooms, the second bedroom having a conservatory off, and a wetroom. The property also has, gas central heating, UPVC double glazing and a garage with light, power and an electric door. This well-presented property is situated in a quiet location and viewing is strongly advised.

Kitchen

Fitted kitchen with light wood effect wall and base units incorporating an electric oven, ceramic hob, extractor hood, stainless steel sink and drainer. Also having space for several under-counter appliances, vinyl flooring, a radiator, UPVC double glazed side door, 2 UPVC double glazed windows and a cupboard housing the combi boiler.



Lobby

With vinyl flooring, access via a ladder to the partially boarded loft and doors to -

Lounge

To the front of the property with new carpet, radiator and UPVC double glazed bow window.

Bedroom 1

To the rear, with radiator, grey carpet and UPVC double glazed window looking out on to the rear garden.

Bedroom 2

Also to the rear radiator, beige carpet and UPVC double glazed doors leading to the -

Conservatory

The conservatory benefits from a radiator, Velux style window and new vinyl flooring.

Wet Room

The fully tiled wet room has a white suite incorporating a Triton Cara shower, radiator and opaque UPVC double glazed window.

Outside

To the front is a low-maintenance garden with a driveway and an electric vehicle charging point. To the side is a decked area leading to the single garage benefitting from power, light, UPVC side courtesy door and an electric door to the front. To the rear is a patio, lawn and summer house with fenced perimeters.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band C

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: no

FLOOD RISK: None

ASBESTOS PRESENT:

ANY KNOWN EXTERNAL FACTORS: No



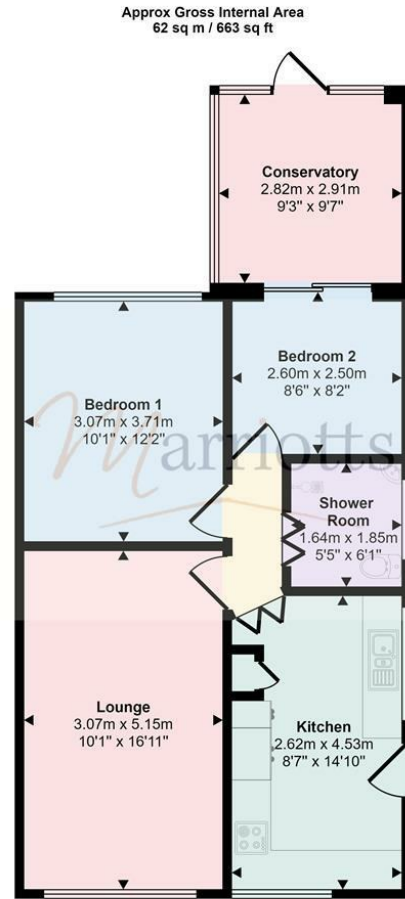




LOCATION OF BOILER: Kitchen
UTILITIES - Mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Eon
MAINS ELECTRICITY PROVIDER: Eon
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Unknown
BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: Yes
ACCESS AND SAFETY INFORMATION: Flat to the front
and rear







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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