



21 Labray Road, Calverton – NG14 6LD

In Excess of **£180,000**

DavidJames
the estate agent



21 Labray Road

Calverton, Nottingham

3-bed semi-detached home in Calverton – offered to the market with no upward chain and with lots of potential! Lounge, kitchen and shower room plus generous front and rear gardens. Viewing advised!

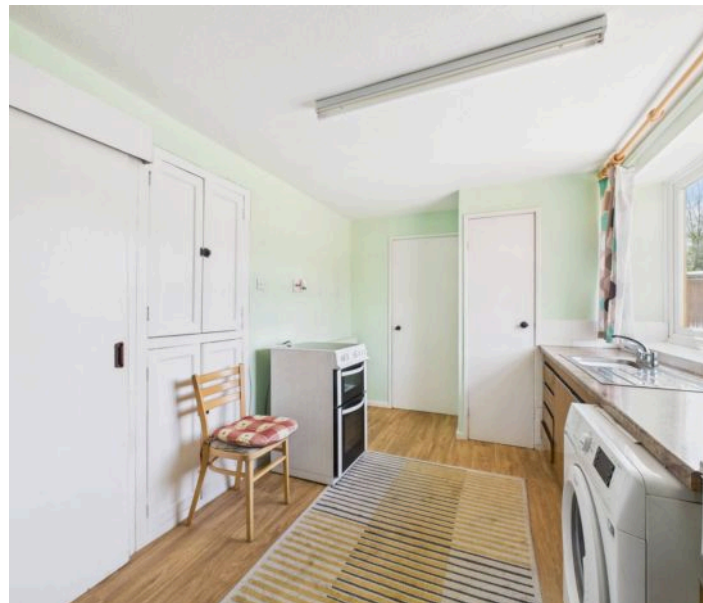
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

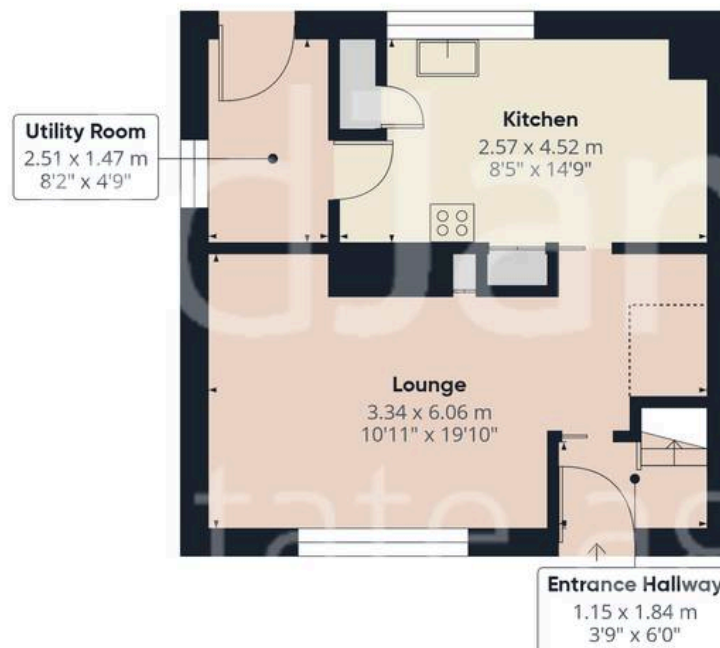
EPC Environmental Impact Rating:

- Semi-detached family home
- Offered to the market with no upward chain
- Popular village location close to open countryside, popular schools and local amenities
- Ideal for those seeking a project with lots of potential to personalise and add value
- A short walk to frequent bus services serving Nottingham City Centre
- Spacious lounge with a feature fireplace
- Functional kitchen with a separate utility room
- Three bedrooms (including two double bedrooms)
- Shower room with a separate WC
- Large westerly-facing rear garden with lawn and patio seating space
- Generous front garden with potential to create parking (subject to planning and permissions)









Floor 0



Floor 1

Approximate total area⁽¹⁾

68.1 m²

732 ft²

Reduced headroom

1 m²

10 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.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.