



3 Smithy View, Calverton – NG14 6FA

Guide Price £250,000

DavidJames
the estate agent



3 Smithy View

Calverton, Nottingham

Extended three bed end-townhouse with no upward chain, in walking distance of Calverton's amenities & bus links. Spacious lounge, breakfast kitchen, modern shower room, utility & garage in a block.

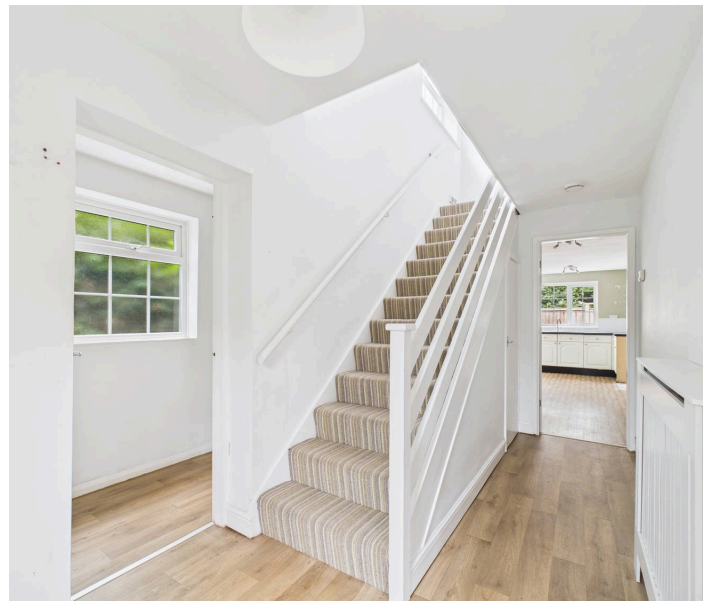
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

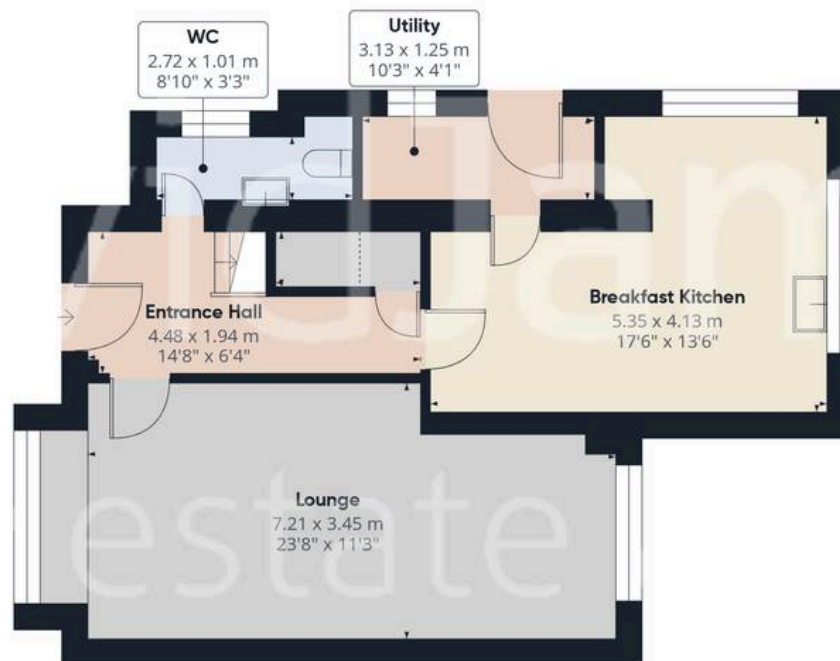
EPC Environmental Impact Rating: D

- Extended end-townhouse in sought-after area of Calverton
- Within walking distance of shops, supermarkets and frequent bus services
- Ideal for first-time buyers or investors with no upward chain
- Welcoming entrance hallway with the added convenience of a downstairs WC
- Bright and spacious lounge with dual aspect windows featuring a bay window
- Generously sized dining/kitchen with separate utility room
- Three first floor bedrooms (two double bedrooms with built-in wardrobes)
- Modern white three-piece shower room with double width walk-in shower enclosure
- West-facing private rear paved courtyard
- Private front garden with lawn, established planting and a garage in a block









Floor 0



Floor 1

Approximate total area⁽¹⁾

93.8 m²

1009 ft²

Reduced headroom

0.9 m²

9 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.

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