



41 Caldon Green, Nottingham – NG6 8BY

Guide Price **£180,000**

DavidJames
the estate agent



41 Caldon Green

Nottingham, Nottingham

GUIDE PRICE £180,000-£190,000 End-terrace house close to Bulwell's nearby amenities, bus and tram links! Improved by the current owner and offering a lounge, kitchen, 2 beds and a fantastic garage!

Council Tax band: A

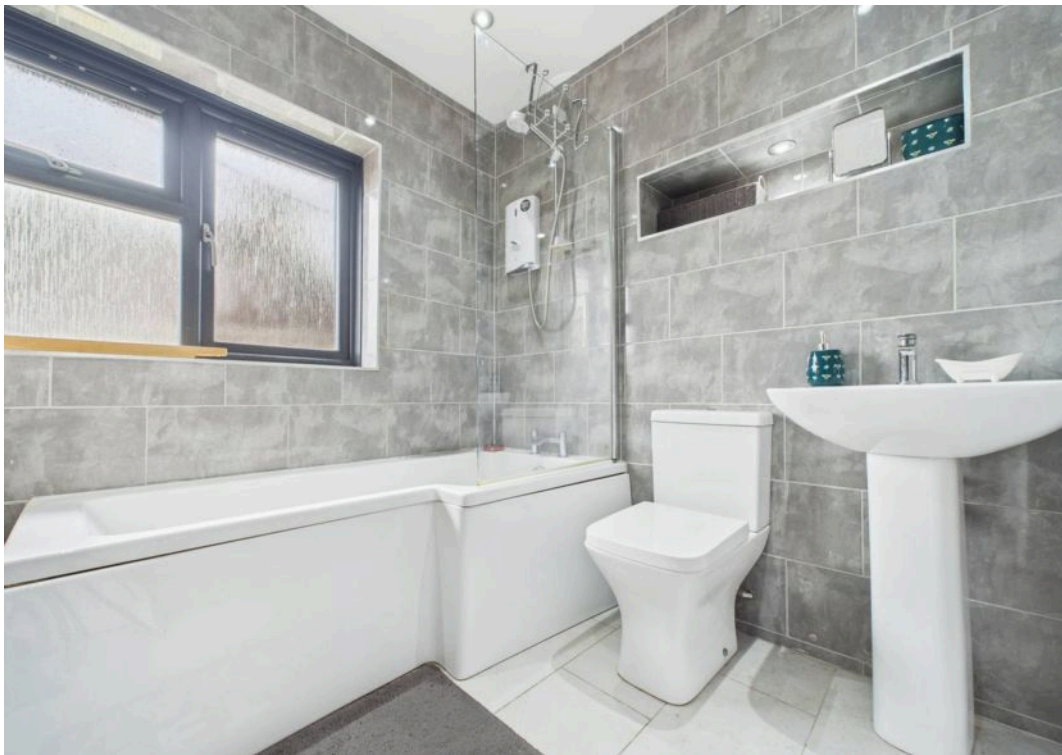
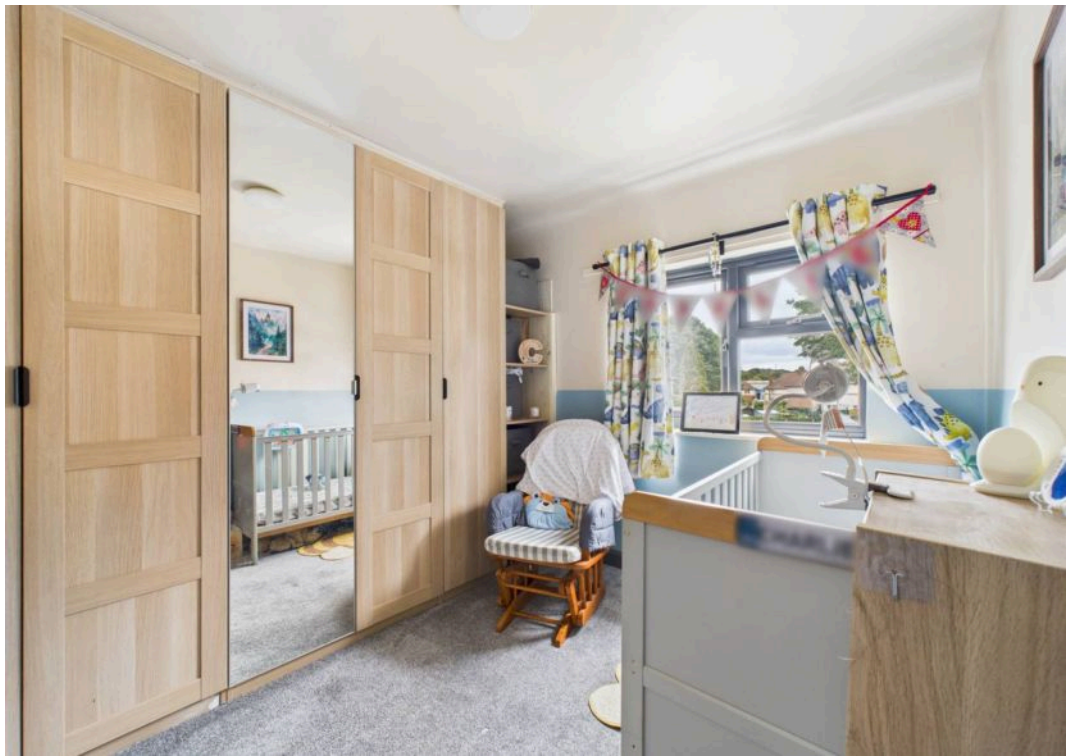
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- End-terrace house
- Significantly improved under the current ownership (boiler and radiators replaced Aug 2021, refit of double glazing and internal entrance door Nov 2023 plus replaced stair/first floor carpets)
- Within easy reach of Bulwell's nearby amenities plus City-bound bus and tram links
- Ideal for a first-time buyer looking to step on the property ladder
- Bright and welcoming lounge
- Fitted kitchen with integrated cooking appliances and a feature breakfast bar
- Two first floor well-proportioned bedrooms (both with fitted wardrobes and storage) plus a fully boarded and insulated loft
- Stylish fully-tiled bathroom with a three-piece contemporary white suite
- Low-maintenance and enclosed rear garden with artificial lawn and decked patio seating space
- Fantastic electric door garage and drive combine to provide convenient multi-vehicle







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

100.6 m²

1082 ft²

Reduced headroom

10.4 m²

112 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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