



## 10 Oxgang Close, Calverton - NG14 6RS

Guide Price £250,000 - £260,000



## 10 Oxgang Close

Calverton, Nottingham

GUIDE PRICE £250,000–£260,000 Modern townhouse with 3 double bedrooms, open plan dining kitchen, lounge, en-suite, bathroom, driveway with garage and a low-maintenance southerly-facing garden!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Well-presented modern townhouse
- Popular Calverton location within easy reach of the village's amenities, schools and transport links
- A short walk from open countryside
- Bright and spacious lounge with French doors
- Superb open plan dining kitchen with integrated cooking appliances
- Convenient downstairs WC
- Three double bedrooms (top floor main bedroom suite with an en-suite)
- Contemporary bathroom with a three-piece white suite
- Low-maintenance, enclosed and southerly-facing rear garden
- Driveway and garage beneath the neighbouring coach house

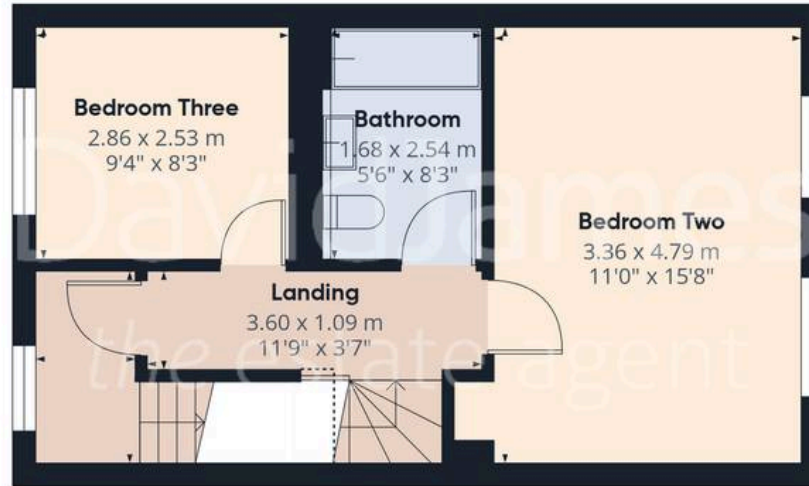








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

100.4 m<sup>2</sup>

1081 ft<sup>2</sup>

**Reduced headroom**

5 m<sup>2</sup>

53 ft<sup>2</sup>

(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.

**GIRAFFE 360**



Floor 2





## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://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.