

HoldenCopley

PREPARE TO BE MOVED

Bulwell Lane, Basford, Nottinghamshire NG6 0BS

Guide Price £120,000 - £150,000

GUIDE PRICE: £120,000 - £130,000

PLENTY OF POTENTIAL...

This two-bedroom end-terraced house offers plenty of potential throughout and is ideal for anyone looking for a project or investment opportunity. Coming to the market with no upward chain, this property would suit a first-time buyer looking to add value, or a developer keen to modernise and improve. Located in a convenient position close to a wide range of local amenities, shops, tram stops, and with easy access to Nottingham City Centre, universities, and the QMC – this is a great spot for both homeowners and tenants alike. To the ground floor, there's a living room, a spacious kitchen, a side porch, and a three-piece bathroom suite. The first floor offers two double bedrooms. Outside, there's a forecourt to the front and a low-maintenance enclosed garden to the rear.

MUST BE VIEWED



- End-Terraced House
- Two Double Bedrooms
- Living Room With Fireplace
- Good-Sized Fitted Kitchen
- Ground Floor Bathroom Suite
- Low Maintenance Garden
- Sold As Seen
- No Upward Chain
- Convenient Location
- Must Be Viewed

GROUND FLOOR

Living Room

11'8" x 12'3" (3.58m x 3.75m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a TV point, a feature fireplace with a decorative surround, a radiator, and a UPVC door providing access into the accommodation.

Kitchen

11'2" x 12'1" (3.41m x 3.69m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, space for a cooker and other various appliances, exposed flooring, partially tiled walls, a radiator, and a UPVC double-glazed window to the rear elevation.

Side Porch

7'5" x 5'1" (2.28m x 1.56m)

The side porch has wood-effect flooring, a dado rail, a radiator, and a single composite door providing access to the garden.

Bathroom

4'11" x 8'6" (1.51m x 2.60m)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a shower fixture, wood-effect flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

2'11" x 2'9" (0.90m x 0.84m)

The landing has exposed wooden flooring and provides access to the first floor accommodation.

Master Bedroom

12'0" x 12'4" (3.66m x 3.76m)

The main bedroom has a UPVC double-glazed window to the front elevation, exposed flooring, a radiator, coving to the ceiling, and a dado rail.

Bedroom Two

12'1" x 11'4" (3.69m x 3.47m)

The second bedroom has a UPVC double-glazed window to the rear elevation, coving to the ceiling, a radiator, and a loft hatch.

OUTSIDE

To the front of the property is a forecourt with on-street parking and to the rear is an enclosed patio garden with fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Heating – Gas Central Heating

Sewage – Mains Supply

Flood Risk – Very low risk for surface water / Very low risk for rivers & sea

Other Material Information - No

DISCLAIMER

Please note that this property is corporately owned, and therefore the details provided have not been independently verified. While efforts have been made to ensure accuracy, there is a possibility that the information may not be 100% accurate. Prospective buyers are advised to conduct their own due diligence and verification before making any decisions based on the information provided.

Council Tax Band Rating - Nottingham City Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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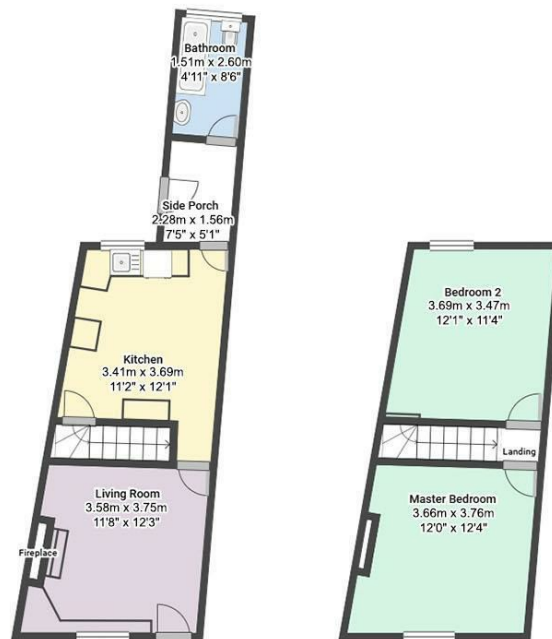
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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