

# HoldenCopley

PREPARE TO BE MOVED

Thames Street, Bulwell, Nottingham NG6 8HW

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Guide Price £125,000 - £135,000

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IDEAL FOR FIRST TIME BUYERS.

NO UPWARD CHAIN.

Welcome to this charming two-bedroom terraced house, perfectly positioned in a highly desirable location close to local amenities and within walking distance from Bulwell High Street, schools, and convenient commuting links. As you step through the front door, you'll be welcomed into a well-presented interior. Inside you'll find the inviting living room a cosy space that offers a warm and welcoming atmosphere. Adjacent to the living room is the fitted kitchen, which is modern and practical. Completing the ground floor is a three-piece bathroom suite, equipped with all the essentials for your daily needs. Heading to the upper level of the house, you'll discover two generously sized double bedrooms, with enough space to accommodate your personal style and storage requirements, you can easily make these rooms your own. The exterior of the property offers a mix of convenience and low maintenance. The front of the house provides on-street parking, meanwhile, the rear of the property has been designed with easy upkeep in mind, featuring a decked seating area.

MUST BE VIEWED





- Terraced House
- Two Bedrooms
- Reception Room
- Fitted Kitchen
- Ground Floor Bathroom
- On-Street Parking
- Low Maintenance Garden
- Well-Presented Throughout
- Close To Local Amenities
- Must Be Viewed

## GROUND FLOOR

### Living Room

11'0" x 12'10" (3.37m x 3.93m)

The living room has carpeted flooring, a radiator, coving to the ceiling, a decorative mantelpiece with a fireplace, a UPVC double-glazed window to the front elevation and a single UPVC door providing access to the front accommodation.

### Kitchen

7'9" x 10'0" (2.37m x 3.06m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a drainer with a mixer tap, space and plumbing for a washing machine and dryer, an in-built storage cupboard, coving to the ceiling, vinyl flooring and a UPVC double-glazed window to the rear elevation.

### Hall

The hall has vinyl flooring, coving to the ceiling and a single composite door providing access to the rear garden.

### Bathroom

5'8" x 7'8" (1.74m x 2.34m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, an extractor fan, partially tiled walls, a radiator, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a recessed spotlight, coving to the ceiling and access to the first floor accommodation.

### Master Bedroom

12'9" x 9'6" (3.91m x 2.90m)

The main bedroom has carpeted flooring, a radiator, coving to the ceiling, fitted sliding door wardrobes and a UPVC double-glazed window to the front elevation.

### Bedroom Two

10'0" x 7'10" (3.05m x 2.40m)

The second bedroom has carpeted flooring, a radiator, coving to the ceiling, an in-built storage cupboard, access to the loft and a UPVC double-glazed window to the rear elevation.

## OUTSIDE

### Front

The front of the property has access to on-street parking.

### Rear

The rear of the property has an enclosed low-maintenance garden with a decked area.

## DISCLAIMER

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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