

HoldenCopley

PREPARE TO BE MOVED

Clarges Street, Bulwell, Nottinghamshire NG6 9JF

Guide Price £130,000 - £160,000

GUIDE PRICE £130,000 - £140,000

PLENTY OF POTENTIAL...

Welcome to this two-bedroom semi-detached house, a perfect canvas for investors or those seeking to personalise their own home. Nestled in a popular location with superb transport connections and close proximity to local schools and amenities, this property promises convenience and comfort. As you step through the front door, you're greeted by a generously spacious living room. Moving through the accommodation, you'll find a dining room that provides access to the cellar, adding an element of practicality to this home. The fitted kitchen with a utility room and convenient W/C completes the ground floor layout. Ascending the carpeted stairs, you'll discover two generously sized bedrooms, with the main bedroom featuring an en-suite bathroom equipped with a three-piece suite. The outdoor space is appealing, with off-street parking at the front of the property and a rear garden that offers a patio area and raised borders, all enclosed by fence panelling and shrubbed borders. This house offers a fantastic opportunity to create your dream home in a prime location – don't miss your chance to make it yours!

MUST BE VIEWED



- Semi-Detached House
- Two Good-Sized Bedrooms
- Two Spacious Reception Rooms
- Utility Room
- Three-Piece Bathroom Suite
- Close To Local Amenities
- Private Low-Maintenance Garden
- Driveway
- Lots Of Potential
- Calling All Investors

GROUND FLOOR

Living Room

12'5" x 12'4" (3.79 x 3.77)

The living room has a UPVC double glazed window to the front elevation, carpeted flooring, a stone-effect fireplace with a tiled hearth, a radiator, a TV point, coving to the ceiling, a ceiling rose, a UPVC double glazed obscure window to the side elevation and a single door providing access into the accommodation.

Hallway

The hallway has carpeted flooring, carpet to the stairs and provides access into the dining room.

Dining Room

12'2" x 12'2" (3.73 x 3.71)

The dining room has a two single windows one to the side elevation and one into the kitchen, a fire surround, a radiator and carpeted flooring.

Kitchen

12'4" x 8'11" (3.76 x 2.73)

The kitchen has a range of fitted base and wall units, an integrated oven, an integrated hob, and integrated extractor fan, a stainless steel sink with a mixer tap and a drainer, a radiator, coving to the ceiling, partially tiled walls, vinyl flooring, two UPVC double glazed windows to the side and rear elevation and provides access to the utility room

Utility

8'0" x 6'9" (2.45 x 2.07)

The utility room has a UPVC double glazed window to the side elevation, fitted storage units, a radiator and single door providing access to the side elevation.

W/C

4'2" x 2'10" (1.29 x 0.87)

This space has a low level flush W/C, coving to the ceiling and vinyl flooring.

BASEMENT

Cellar

24'11" x 12'2" (7.6 x 3.71)

This area has lighting and providing ample storage space.

FIRST FLOOR

Landing

The landing has access to the loft, carpeted flooring and provides access to the first floor accommodation.

Master Bedroom

12'7" x 12'5" (3.84 x 3.80)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, carpeted flooring and provides access to the bathroom.

Bathroom

8'11" x 7'11" (2.72 x 2.43)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, a wall mounted boiler, carpeted flooring and partially tiled walls.

Bedroom Two

12'5" x 12'5" (3.81 x 3.80)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, dressing table and over head storage cupboards, two in-built storage cupboards and carpeted flooring.

OUTSIDE

Front

To the front of the property is a block paved driveway providing off road parking and access to the rear of the property.

Rear

To the rear of the property is a patio area, raised boarders, a security light and fence panelling with shrubbed borders.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

This information was obtained through the direct gov 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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION



Clarges Street, Bulwell, Nottinghamshire NG6 9JF

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.