

HoldenCopley

PREPARE TO BE MOVED

Broomhill Road, Bulwell, Nottinghamshire NG6 9GL

Guide Price £170,000 - £180,000

Broomhill Road, Bulwell, Nottinghamshire NG6 9GL



GUIDE PRICE £170,000 - £180,000

WELL PRESENTED THROUGHOUT...

This two-bedroom end-terraced house is ideal for first-time buyers or those seeking a seamless transition, this residence boasts a convenient layout and modern amenities. The ground floor showcases two reception rooms, alongside a fitted kitchen along with access to a cellar. Ascend to the first floor to find two spacious double bedrooms, along with a tastefully appointed three-piece bathroom suite. Outside, the property has the availability for on-street parking at the front while the rear unveils a private garden. Here, a well-appointed patio area invites al fresco dining, complemented by a lawn and a handy shed for storage. Positioned within close proximity to a variety of amenities including the scenic Bestwood Country Park, local shops, and excellent transport links.

MUST BE VIEWED





- End Terraced House
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Bathroom Suite
- Spacious Cellar
- Enclosed Rear Garden
- Excellent Transport Links
- Well Presented Throughout
- Must Be Viewed





GROUND FLOOR

Living Room

13'9" x 11'11" (max) (4.21m x 3.65m (max))

The living room has a UPVC double-glazed bay window to the front elevation, a radiator, laminate flooring, a feature fireplace with a decorative surround, a picture rail, coving and a composite single door providing access into the accommodation.

Dining Room

12'2" x 11'11" (max) (3.73m x 3.65m (max))

The dining room has a UPVC double-glazed window to the rear elevation, a radiator, carpeted flooring, an open fire with a tiled surround, a ceiling rose and access to the cellar.

Kitchen

13'3" x 7'2" (4.04m x 2.19m)

The kitchen has a range of fitted base and wall units with worktops, a double belfast sink with a swan neck mixer tap, an integrated oven, a gas hob with an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, partially tiled walls, an integrated dishwasher, laminate flooring, two UPVC double-glazed windows to the rear and side elevation and a UPVC single door with an obscure glass insert providing access out to the garden.

BASEMENT

Cellar

14'11" x 12'2" (max) (4.56m x 3.71m (max))

The cellar has lighting, a power socket and a wall-mounted consumer unit.

FIRST FLOOR

Landing

8'10" x 2'8" (2.71m x 0.83)

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

Master Bedroom

11'11" x 11'6" (max) (3.64m x 3.52m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, wooden floor boards, a radiator and a built-in storage cupboard.

Bedroom Two

12'2" x 8'10" (max) (3.73m x 2.71m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bathroom

9'8" x 7'11" (max) (2.96m x 2.17 (max))

The bathroom has a low level flush W/C, a vanity style wash basin with fitted storage, an L shaped fitted panelled bath, a mains-fed overhead rainfall shower with a handheld shower head, a glass shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a small garden patio with a brick-wall boundary and gate, along with the availability for on-street parking.

Rear

To the rear of the property is a private enclosed fence panelled boundary, a patio area, a lawn, a shed and two single wooden gates providing access into the garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Some 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Communal facilities - Neighbour at 79 uses gate/path for bins

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.

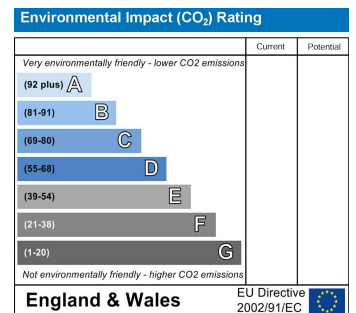
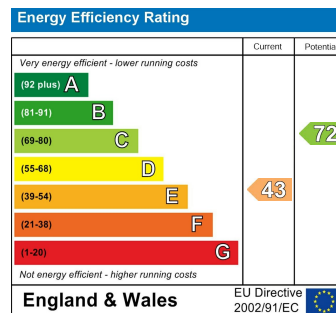
The vendor has advised the following:

Property Tenure is Freehold

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.



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