

HoldenCopley

PREPARE TO BE MOVED

Ingram Road, Bulwell, Nottinghamshire NG6 9GP

Guide Price £200,000

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GUIDE PRICE £200,000 - £220,000

Welcome to this two-bedroom detached house, nestled in a popular neighbourhood. Upon entering, you're greeted by a spacious lounge/diner, ideal for entertaining guests or simply unwinding after a long day. The modern fitted kitchen offers both functionality and style, while the adjoining sunroom bathes the space in natural light, creating a cosy retreat. Ascending to the first floor, you'll discover two well-appointed bedrooms. Completing the upstairs layout is a three-piece bathroom suite, ensuring convenience and comfort. Outside, the property boasts ample off-road parking with a driveway, carport and garage. Additionally, a well-maintained private garden awaits, offering an outdoor space for relaxation and al fresco dining. Situated in a popular location, just a short distance from shops, local eateries and Bulwell Forest Golf Club as well as excellent public transport links.

MUST BE VIEWED





- Detached House
- Two Bedrooms
- Spacious Lounge/Diner
- Modern Fitted Kitchen
- Sun Room
- Three-Piece Bathroom Suite
- Driveway, Car Port & Garage
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

The entrance has laminate flooring, UPVC double glazed windows to the front and side elevations and a single door providing access into the accommodation

Lounge/Diner

24'0" x 12'0" (7.33m x 3.68m)

The lounge/diner has laminate flooring, a feature log burner with a decorative surround, a TV point, carpeted stairs, a fitted storage cupboard, a radiator, coving to the ceiling, two feature ceiling roses and a glass sliding door providing access to the car port

Kitchen

12'6" x 7'11" (3.83m x 2.43m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a swan neck mixer tap, an integrated oven, an integrated hob, an extractor hood, space for a fridge freezer, an integrated washing machine, a radiator, tiled flooring, three windows to the side and rear elevations and a single door providing access to the sun room

Sun Room

10'8" x 5'4" (3.27m x 1.64m)

The sun room has laminate flooring, UPVC double glazed windows to the side and rear elevations, internal access to the garage, a polycarbonate roof and a single UPVC door providing access to the rear garden

Car Port

19'9" x 6'11" (6.03m x 2.12m)

The car port has a polycarbonate roof and double doors providing access to the front elevation

Garage

17'10" x 10'6" (5.44m x 3.22m)

The garage has multiple power points, a window to the rear elevation and provides ample storage space

FIRST FLOOR

Landing

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

Bedroom One

12'1" x 9'9" (3.69m x 2.98m)

The main bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bedroom Two

10'11" x 9'0" (3.33m x 2.75m)

The second bedroom has carpeted flooring, a fitted mirrored wardrobe and a UPVC double glazed window to the side elevation

Bathroom

8'0" x 5'6" (2.45m x 1.70m)

The bathroom has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, fitted drawer units, a panelled bath with a waterfall-style and hand-held shower fixture, a shower screen, a chrome heated towel rail, tiled walls, tiled flooring, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property there is gated access to the driveway providing off-road parking and access to the car port

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area and pathway, a stone pebbled area, an artificial lawn, a range of plants and shrubs, courtesy lighting and panelled fencing

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 download speed 1000Mbps and Upload speed 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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.

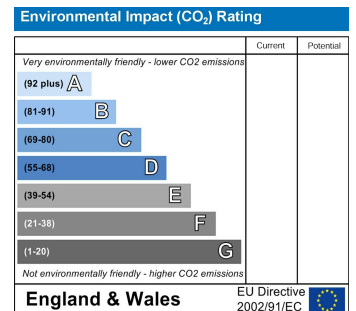
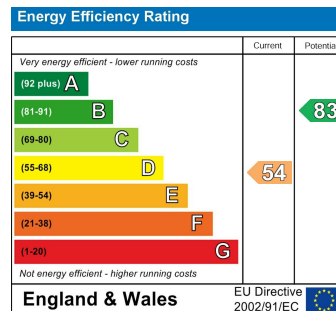
The vendor has advised the following:

Property Tenure is Freehold

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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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