

HoldenCopley

PREPARE TO BE MOVED

Merchant Street, Bulwell, Nottinghamshire NG6 8GT

Guide Price £160,000

Merchant Street, Bulwell, Nottinghamshire NG6 8GT



GUIDE PRICE £160,000 - £180,000

NEW BUILD END-TERRACED HOUSE...

Discover the charm of this immaculate two-bedroom end terraced new build house, designed with modern living in mind and finished to a high standard throughout. Offered with no upward chain, this pristine home is ready for you to move straight in, with everything brand new and stylishly appointed. Located in a convenient area close to local amenities, it boasts excellent transport links and easy commuting options. The ground floor welcomes you with an inviting entrance hall leading to a spacious living room, seamlessly open plan to a contemporary fitted kitchen, perfect for entertaining and everyday life. Upstairs, you'll find two generous double bedrooms, both serviced by a sleek, modern bathroom suite. The low maintenance rear courtyard provides a private outdoor retreat with gated access to off-road parking, adding to the ease and appeal of this superb property.

MUST BE VIEWED





- New Build End-Terraced House
- Two Double Bedrooms
- Open Plan Living
- Modern Fitted Kitchen
- Stylish Bathroom Suite
- Low Maintenance Courtyard
- Off-Road Parking
- Popular Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'11" x 3'5" (2.43 x 1.05)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a single UPVC door providing access into the accommodation.

Living Room / Kitchen

31'3" x 11'6" (9.53 x 3.51)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a TV point, an in-built under stair cupboard, and open plan to the kitchen diner which has continued wood-effect flooring, a range of fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven, a gas hob with an angled extractor fan, tiled splashback, space for further appliances, a radiator, a UPVC double-glazed window to the side elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

7'5" x 5'7" (2.27 x 1.71)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

12'7" x 11'6" (3.85 x 3.52)

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

Bedroom Two

11'6" x 9'4" (3.53 x 2.87)

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

Bathroom

7'4" x 5'6" (2.24 x 1.68)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a panelled bath with an overhead rainfall shower and a handheld shower head, a shower screen, floor-to-ceiling tiles, a chrome heated towel rail, an extractor fan, and recessed spotlights.

OUTSIDE

To the rear of the property is a low maintenance courtyard with patio, courtesy lighting, fence panelled boundaries, and gated access to off-road parking.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Phone Signal – Mostly 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – low risk of surface water flooding / very low risk of

flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band TBC (new build, waiting on rate)

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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Merchant Street, Bulwell, Nottinghamshire NG6 8GT



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 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.