

# HoldenCopley

PREPARE TO BE MOVED

Merchant Street, Bulwell, Nottinghamshire NG6 8GT

---

£235,000

Merchant Street, Bulwell, Nottinghamshire NG6 8GT



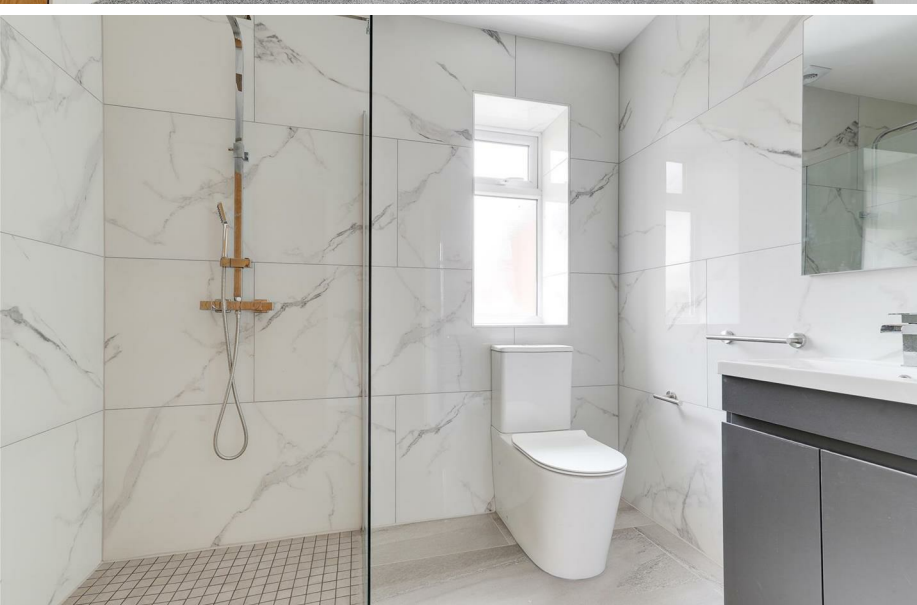


## NEW-BUILT DETACHED BUNGALOW...

Nestled in a quiet, secluded spot set back from the road, this two-bedroom detached bungalow epitomises modern living with impeccable attention to detail. Finished to a high standard throughout, this new build offers the ultimate in convenience and style, with everything brand new and ready for you to drop your bags and move straight in. The well-designed layout features an inviting entrance and inner hall that leads to a sleek, contemporary fitted kitchen, seamlessly integrated into an open plan living and dining area—perfect for both relaxing and entertaining. The bungalow boasts two bedrooms and a luxurious modern shower suite. Outside, you'll find off-road parking and a low-maintenance private courtyard, ideal for enjoying peaceful outdoor moments. Positioned close to local amenities, with excellent transport links and easy commuting options, this exceptional property is offered with no upward chain, ensuring a smooth and hassle-free move.

MUST BE VIEWED





- Newly-Built Detached Bungalow
- Two Bedrooms
- Modern Fitted Kitchen
- Open Plan Living
- Stylish Shower Suite
- Low Maintenance Private Courtyard
- Off-Road Parking
- Popular Location
- No Upward Chain
- Must Be Viewed









## ACCOMMODATION

### Entrance Hall

6'10" x 6'2" (2.10 x 1.89)

The entrance hall has wood-effect flooring, a radiator, a UPVC double-glazed obscure window panel, and a single UPVC door providing access into the accommodation.

### Hallway

16'5" x 3'8" (5.02 x 1.13)

The inner hall has wood-effect flooring and an in-built cupboard.

### Shower Room

7'8" x 5'6" (2.34 x 1.68)

This space has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, floor-to-ceiling tiles, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window.

### Open Plan Kitchen, Diner & Lounge

19'4" x 15'10" (5.90 x 4.83)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven, an electric hob with an angled extractor fan, tiled splashback, space for various appliances and a dining area, open plan to the living space, wood-effect flooring, recessed spotlights, a TV point, a UPVC double-glazed window, and double French doors opening out to the rear courtyard.

### Master Bedroom

13'4" x 9'4" (4.08 x 2.86)

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

### Bedroom Two

14'10" x 8'4" (4.53 x 2.55)

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

## OUTSIDE

### Front

To the front of the property is off-road parking, along with an enclosed low maintenance front garden, courtesy lighting, and fence panelled boundaries.

### Rear

To the rear of the property is a private patio courtyard with courtesy lighting.

## 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.

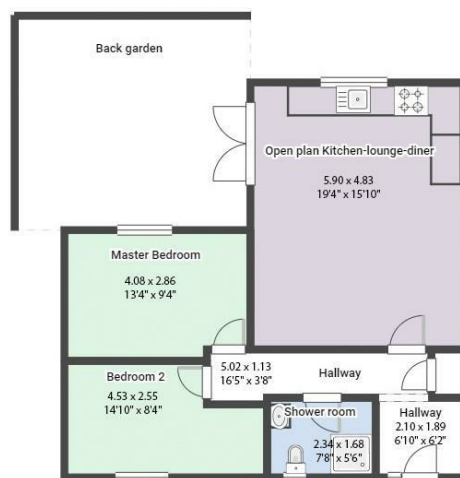
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Merchant Street, Bulwell, Nottinghamshire NG6 8GT

**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 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.