

HoldenCopley

PREPARE TO BE MOVED

Longford Crescent, Bulwell, Nottinghamshire NG6 8BH

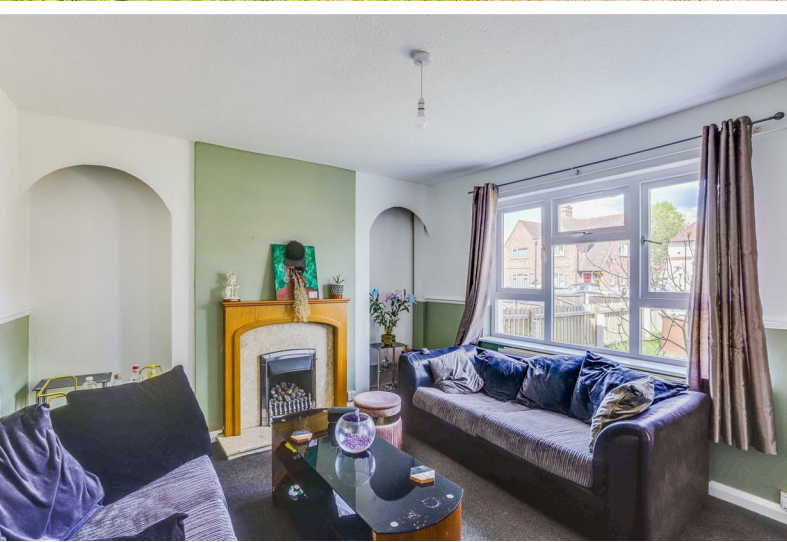
Guide Price £150,000 - £150,000

GUIDE PRICE: £150,000 - £160,000

NO UPWARD CHAIN...

This two bedroom semi-detached house offers plenty of space and potential throughout whilst being offered to the market with no upward chain, making it the perfect purchase for a range of buyers. Situated in a quiet, residential location within reach of various amenities including the scenic Bestwood Country Park, local shops, excellent transport links including tram services and great schools. Internally, the accommodation comprises an entrance hall, a living room and a fitted kitchen diner. The first floor offers two double bedrooms with fitted storage and a bathroom suite. Outside to the front is a gated driveway for off-road parking and to the rear is a low maintenance garden.

MUST BE VIEWED



- Semi-Detached House
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- Storage Space
- Three-Piece Bathroom Suite
- Low Maintenance Garden
- Gated Driveway
- Close To Local Amenities
- Must Be Viewed

GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring and a single UPVC door providing access into the accommodation

Living Room

13'5" x 12'1" (4.10m x 3.69m)

The living room has a double-glazed window to the front elevation, carpeted flooring, a dado rail, a radiator, a TV point and a feature fireplace with a decorative surround

Kitchen

6'6" x 16'9" (2.00m x 5.11m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, space for a cooker, space for a fridge freezer, space and plumbing for a washing machine and a separate tumble-dryer, wood-effect flooring, tiled splashback, a wall-mounted Worcester combi-boiler, a radiator, two double-glazed windows to the rear elevation and a single door to access the garden

FIRST FLOOR

Landing

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

Bedroom One

9'11" x 13'5" (3.03m x 4.11m)

The first bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator and an in-built cupboard

Bedroom Two

10'1" x 8'6" (3.08m x 2.60m)

The second bedroom has a double-glazed window to the rear elevation, carpeted flooring, a radiator and an in-built cupboard

Bathroom

5'5" x 6'3" (1.67m x 1.92m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, partially tiled walls, a radiator, wood-effect flooring, an extractor fan and a UPVC double-glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a double gated driveway with a range of plants and shrubs

Rear

To the rear of the property is a private enclosed low maintenance garden with paved patio and concrete areas, a range of plants, an outdoor tap, a metal shed, fence panelling and gated access

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

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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.

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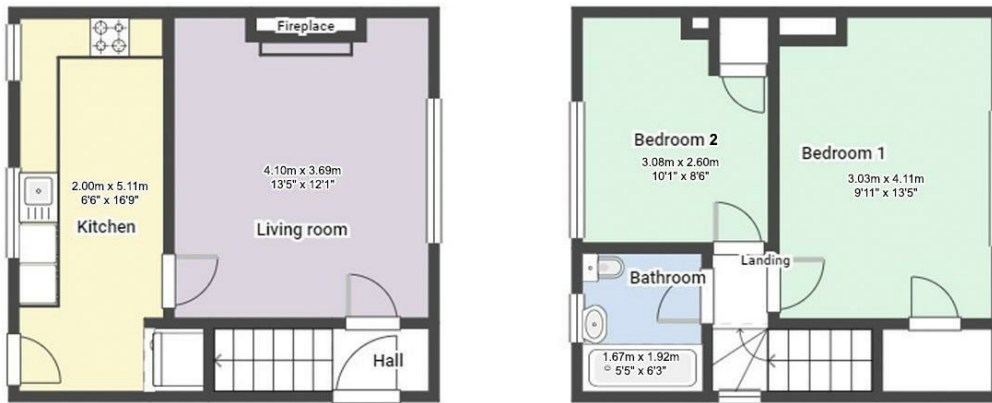
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	



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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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