

HoldenCopley

PREPARE TO BE MOVED

Longford Crescent, Bulwell, Nottinghamshire NG6 8BH

Guide Price £150,000 - £160,000

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PERFECT FIRST TIME BUY...

This two-bedroom end terrace house in Bulwell offers spacious and versatile accommodation, making it an ideal choice for first-time buyers or anyone seeking a home in this popular location. Situated conveniently close to shops, restaurants, and transportation links to the City Centre, this property boasts significant potential for customization and improvement. On the ground floor, you'll find an entrance hall, a generously-sized living room, a modern fitted kitchen, and a convenient downstairs WC. Moving to the first floor, there are two double bedrooms, both served by a well-appointed three-piece bathroom suite. The exterior of the property is equally appealing. The front features a driveway with secure gates, providing ample off-street parking. The rear of the house boasts an enclosed garden complete with a lawn, decorative stepping stones, a paved area, and a fence surround – an inviting space perfect for enjoying the Summer months. This property represents an excellent opportunity for buyers looking to make a home in Bulwell, with its combination of space, potential, and a convenient location.

MUST BE VIEWED!





- End Terrace House
- Two Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Downstairs WC
- Three Piece Bathroom Suite
- Rear Enclosed Garden
- Driveway Providing Off Street Parking
- Popular Location
- 360 Virtual Tour





ACCOMMODATION

GROUND FLOOR

Entrance Hall

4'7" x 2'9" (1.40m x 0.85m)

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

Living Room

13'5" 11'8" (max) (4.11m 3.58m (max))

The living room has carpeted flooring, coving to the ceiling, recessed chimney breast, smoke alarm, radiator and UPVC double glazed windows to the front elevation

Kitchen

13'3" x 6'5" (4.06m x 1.96m)

The kitchen has wood effect laminate flooring, partially tiled walls, a range of wall and base units with fitted worksurfaces, sink with a drainer and mixer taps, space for a freestanding cooker, space and plumbing for washing machine and other appliances, vertical radiator and two UPVC double glazed windows to the rear elevation and a single door providing access to the hall

Hall

2'11" x 2'10" (0.90m x 0.88m)

The hall has vinyl flooring, provides access to the WC and a single wooden door providing access to the rear garden

W/C

5'0" x 2'10" (1.53m x 0.87m)

This area has wood effect vinyl flooring, wall mounted towel rail, low level flush WC, a double glazed window to the side elevation and a single wooden door providing access into the downstairs WC

FIRST FLOOR

Landing

6'1" x 5'5" (1.86m x 1.66m)

The landing has carpeted flooring, double glazed obscure window to the side elevation, loft hatch, smoke alarm and provides access to the first floor accommodation

Master Bedroom

13'5" x 9'8" (max) (4.11m x 2.96m (max))

The main bedroom has carpeted flooring, beading to the walls, radiator, in-built storage cupboard and a UPVC double glazed window to the front elevation

Bedroom Two

11'1" x 8'6" (max) (3.38m x 2.60m (max))

The second bedroom has carpeted flooring, beading to the walls, radiator and UPVC double glazed window to the rear elevation

Bathroom

5'7" x 5'3" (1.71m x 1.62m)

The bathroom has wood effect vinyl flooring, partially tiled walls, washbasin with mixer taps, low level flush WC, panelled bath with mixer taps and a shower over with a bi-folding shower screen, radiator and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

FRONT

To the front is a pebbled area providing off street parking, pathway leading to the accommodation with a fence surround and gated access

REAR

To the rear is an enclosed garden with a paved area, lawn, stepping stones, a range of decorative plants, access to a shed with a fence surround 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:

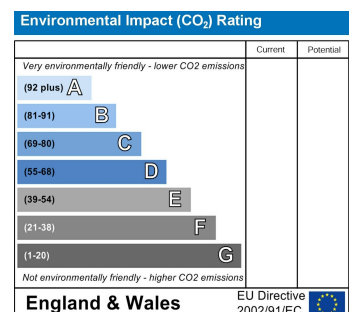
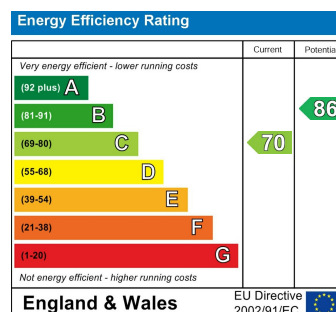
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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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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