

HoldenCopley

PREPARE TO BE MOVED

St. Albans Road, Bulwell, Nottinghamshire NG6 9JP

£155,000

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NO UPWARD CHAIN...

This renovated two-bedroom mid-terraced house, offered to the market with no upward chain, features a neutral decor throughout, making it the perfect purchase for a range of buyers. Situated in front of Bulwell Forest Golf Club and close to a variety of amenities, the property boasts excellent transport links, including nearby tram and bus stops. It is conveniently located near the City Hospital, various supermarkets, and excellent school catchments. The ground floor comprises a fitted kitchen, a spacious living room, and a conservatory. The first floor offers two double bedrooms serviced by a wet room-style bathroom. Outside, the front of the property features a driveway with access to the integral garage, while the rear boasts a low-maintenance garden.

MUST BE VIEWED





- Renovated Mid-Terraced House
- Two Double Bedrooms
- Fitted Kitchen
- Spacious Living Room
- Conservatory
- Three-Piece Bathroom Suite
- Efficient New Boiler
- Integral Garage & Driveway
- Low Maintenance Garden
- Convenient Location





GROUND FLOOR

Kitchen

7'5" x 12'5" (2.27m x 3.80m)

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, washing machine and fridge freezer, a radiator, vinyl flooring, tiled splashback, a UPVC double-glazed window to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

15'7" x 10'10" (4.77m x 3.31m)

The living room has wood-effect flooring, a TV point, a radiator, and a sliding patio door into the conservatory.

Conservatory

10'0" x 8'11" (3.06m x 2.72m)

The conservatory has a polycarbonate roof, single-glazed windows to the side and rear elevation, and a single wooden door with a stained glass insert providing access to the garden.

FIRST FLOOR

Landing

5'10" x 6'0" (1.79m x 1.84m)

The landing has carpeted flooring, a radiator, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

15'7" x 11'3" (4.77m x 3.43m)

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

Bedroom Two

12'9" x 9'6" (3.89m x 2.90m)

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

Bathroom

9'4" x 5'11" (2.85m x 1.81m)

The bathroom has a low level flush W/C, a pedestal wash basin, a wall-mounted electric shower fixture, vinyl flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway with access into the integral garage.

Rear

To the rear of the property is a private low maintenance garden with a patio pathway, gravelled areas, a planted tree, and gated access.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach, CityFibre

Broadband Speed - Ultrafast 1000 Mbps - download / 1000 Mbps - upload

Phone Signal – Mostly good coverage 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 year+

Area - very 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 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:

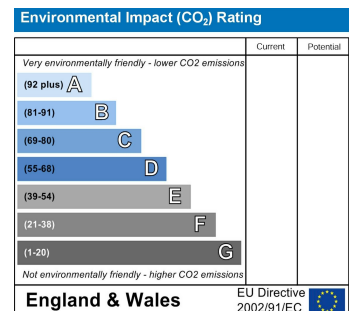
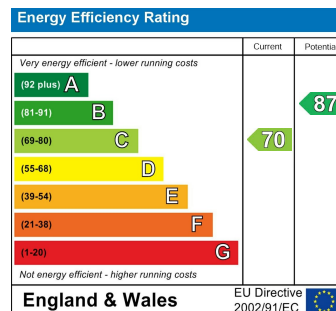
Property Tenure is Freehold

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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.

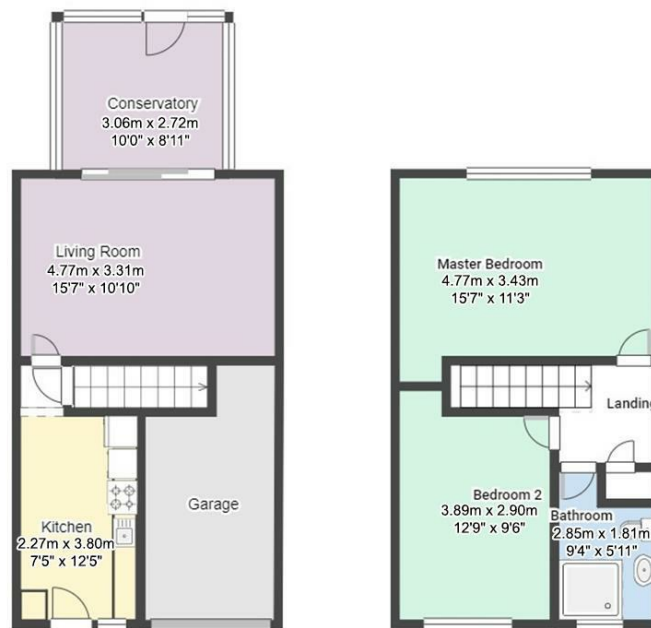
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies.

Details are available upon request.



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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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