

HoldenCopley

PREPARE TO BE MOVED

Highbury Walk, Bulwell, Nottinghamshire NG6 9AT

£220,000

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WELL PRESENTED THROUGHOUT...

This well-presented three-bedroom semi-detached house is perfect for anyone looking to move straight in. Situated within close proximity to various local amenities, including the scenic Bestwood Country Park, shops, excellent transport links and great school catchments, this property offers both convenience and comfort. The ground floor features an entrance hall, a convenient W/C, a modern fitted kitchen and a spacious living room. On the first floor, you will find three bedrooms, a stylish three-piece bathroom suite and access to a boarded loft for additional storage space. The front of the property provides two allocated parking spaces, while the rear boasts a private garden with a patio area, decking and a shed, perfect for outdoor relaxation and entertaining.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Fitted Kitchen
- Living Room
- Ground Floor W/C
- Three Piece Bathroom Suite
- Private Rear Garden
- Two Allocated Parking Spaces
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring and stairs, a radiator and a single composite door providing access into the accommodation.

W/C

This space has a low level flush W/C, a pedestal wash basin, tile-effect lino flooring, partially tiled walls, a radiator and an extractor fan.

Kitchen

13'7" x 11'5" (4.16m x 3.48m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor fan, a stainless steel sink with a drainer, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge-freezer, wood-effect lino flooring, a radiator, a wall-mounted boiler housed in a cupboard and a UPVC double-glazed window to the front elevation.

Living Room

12'2" x 14'8" (3.73m x 4.48m)

The living room has double French doors providing access out to the garden, carpeted flooring, a radiator and a built-in cupboard.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, access to the boarded loft and provides access to the first floor accommodation.

Master Bedroom

14'9" x 9'8" (4.50m x 2.95m)

The main bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

Bedroom Two

8'8" x 10'0" (2.65m x 3.05m)

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

Bedroom Three

7'4" x 6'1" (2.25m x 1.86m)

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

Bathroom

5'3" x 8'4" (1.62m x 2.56m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, tile-effect lino flooring, a heated towel rail, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property there are two allocated parking spaces.

Rear

To the rear of the property is a private garden with a fence panelled boundary, a patio area, decking, various plants, an outside tap, a rainwater butt and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast- 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, most 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

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.

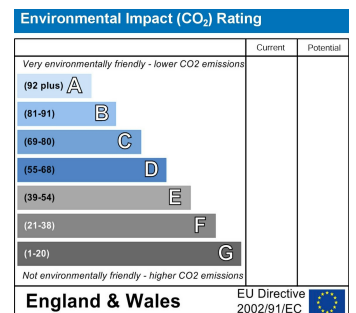
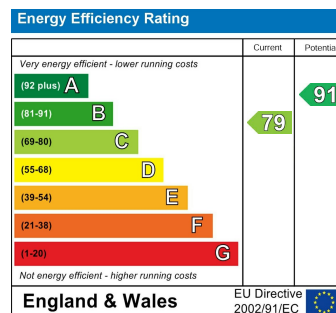
The vendor has advised the following:

Property Tenure is Freehold

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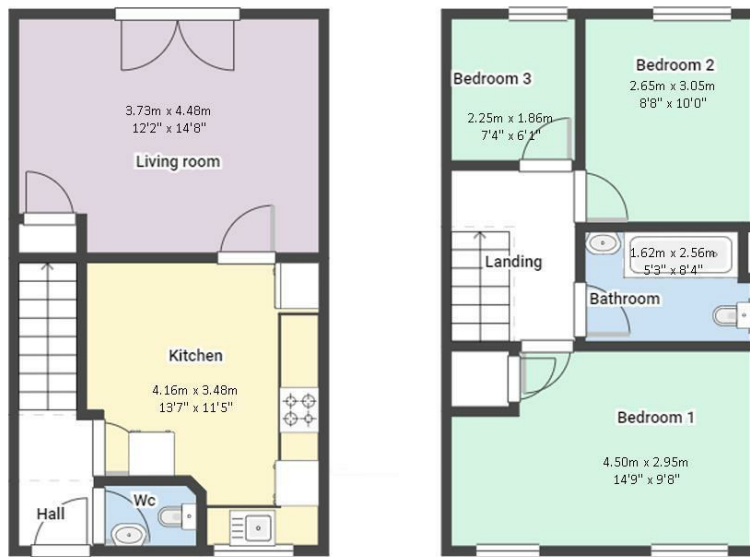
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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