

HoldenCopley

PREPARE TO BE MOVED

Henrietta Street, Bulwell, Nottinghamshire NG6 9JB

Guide Price £180,000 - £190,000

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VICTORIAN SEMI DETACHED HOUSE...

Discover the perfect blend of historic charm and contemporary living in this delightful Victorian semi-detached house, ideally located with excellent transport links to Nottingham City Centre and the surrounding areas. Whether by train, tram, bus, or car, your commute will be a breeze. Situated close to all local amenities, you'll find the Melish Sports Centre just a short walk away and the Southglade Leisure Centre a quick drive from your doorstep. This property is ideal for an array of buyers, offering both modern and original features. The ground floor comprises a hallway, a spacious living room with a bay window and a feature fireplace, a dining room featuring a wrought iron fireplace, and a fully fitted kitchen. On the first floor, there are two bedrooms and a four-piece bathroom suite. The second floor provides access to a loft space divided into two sections, perfect for storage. Outside, the front of the property boasts a small garden with established shrubs and side access to the rear garden. The enclosed, low-maintenance rear garden includes a patio area ideal for outdoor dining and entertaining, a variety of established shrubs and plants, a fence-panelled boundary for privacy, gated access, and access to the workshop. The workshop is complete with lighting, electrics, ample storage, painted original flooring, a side elevation window, and a door opening to the rear garden.

MUST BE VIEWED





- Victorian Semi-Detached House
- Two Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Loft Space
- Enclosed Low-Maintenance Rear Garden
- Workshop
- Must Be Viewed





GROUND FLOOR

Living Room

11'11" x 14'0" (3.65m x 4.29m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a dado rail, a picture rail, coving to the ceiling, a ceiling rose, a decorative feature fireplace, a TV point, a base cupboard, and varnished original flooring.

Hall

The hall has varnished original flooring, an in-built cupboard, and a UPVC door providing access into the accommodation.

Dining Room

12'0" x 12'4" (3.66m x 3.77m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, a picture rail, coving to the ceiling, a ceiling rose, a wrought iron decorative feature working log fireplace, and varnished original flooring.

Kitchen

7'1" x 12'1" (2.17m x 3.70m)

The kitchen has a range of fitted base and wall units with solid wood worktops, a Belfast sink with a swan neck mixer tap, space for a range cooker with a stainless steel splashback, an extractor fan, space for a fridge freezer, space and plumbing for a washing machine, a column radiator, varnished solid wood flooring, two UPVC double glazed sash windows to the side elevation, and a stable style door opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, coving to the ceiling, and access to the first floor accommodation.

Bedroom One

11'6" x 11'11" (3.53m x 3.64m)

The first bedroom has a UPVC double glazed sash window to the front elevation, a column radiator, a wrought iron feature fireplace, and painted original flooring.

Bedroom Two

8'11" x 12'3" (2.74m x 3.74m)

The second bedroom has a UPVC double glazed sash window to the rear elevation, a column radiator, a wrought iron feature fireplace, an in-built cupboard, and painted original flooring.

Bathroom

7'1" x 12'1" (2.17m x 3.70m)

The bathroom has a UPVC double glazed sash window to the rear elevation, a low level flush W/C, a freestanding bath with claw feet, central mixer taps and a handheld shower fixture, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, recessed spotlights, a column radiator, partially tiled walls, and wood-effect flooring.

SECOND FLOOR

Loft One

7'8" x 11'10" (2.35m x 3.62m)

This space has a Velux window, and painted original flooring.

Loft Two

8'2" x 11'10" (2.49m x 3.63m)

This space has a Velux window, eaves storage, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a small garden with established shrubs, and access to the rear garden.

Rear

To the rear of the property is an enclosed low-maintenance rear garden with a patio area, various established shrubs and plants, a fence-panelled boundary, gated access, and access into the workshop.

Workshop

7'4" x 7'0" (2.25m x 2.15m)

This space has lighting, electrics, ample storage, painted original flooring, a window to the side elevation, and a single door opening out to the rear garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

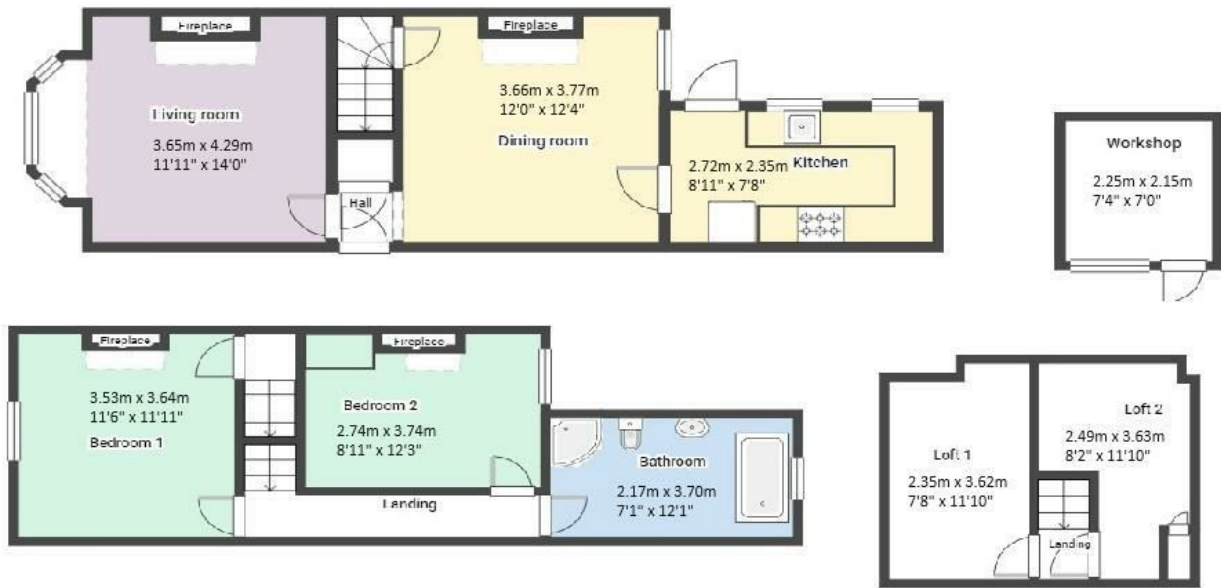
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO 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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