

# HoldenCopley

PREPARE TO BE MOVED

St. Albans Road, Bulwell, Nottinghamshire NG6 9FQ

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Guide Price £140,000



GUIDE PRICE: £140,000 - £150,000

IDEAL FIRST HOME...

This two-bedroom semi-detached house is an ideal starter home for first-time buyers, offering a perfect blend of comfort and convenience. Located within close proximity to a variety of local amenities, including shops, excellent transport links and great school catchments, this property ensures easy access to everything you need. The ground floor features an entrance that leads into a cozy living room, perfect for relaxation and a well-appointed fitted kitchen, ideal for everyday cooking and dining. On the first floor, you'll find two comfortable bedrooms, a modern three-piece bathroom suite, and access to a loft, providing valuable additional storage space. Outside, the property boasts a double driveway at the front, offering ample off-street parking. The private rear garden features a concrete patio area for outdoor dining and an easy-to-maintain artificial lawn, creating a perfect space for both leisure and entertaining.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Driveway
- Private Rear Garden
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed

## GROUND FLOOR

### Entrance

The entrance has carpeted flooring and stairs, a built-in cupboard and a single UPVC door providing access into the accommodation.

### Living Room

14'2" x 11'0" (4.33m x 3.36m)

The living room has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator and a feature fireplace with a decorative surround.

### Kitchen

14'2" x 8'3" (4.33m x 2.54m)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding range cooker, a stainless steel sink with a drainer, space for a fridge-freezer, space for a dishwasher, a built-in pantry, tiled flooring, partially tiled walls, two UPVC double-glazed windows to the rear elevation and a single door providing access out to the garden.

## FIRST FLOOR

### Landing

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

### Master Bedroom

14'2" x 9'9" (4.33m x 2.99m)

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

### Bedroom Two

10'0" x 9'3" (3.05m x 2.82m)

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

### Bathroom

7'11" x 6'11" (2.42m x 2.11m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed shower, laminate flooring, a radiator, partially tiled walls and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway with the availability to park two cars.

### Rear

To the rear of the property is a private garden with a fence panelled boundary, a concrete patio and an artificial lawn.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

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

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – Yes, cornish unit type one

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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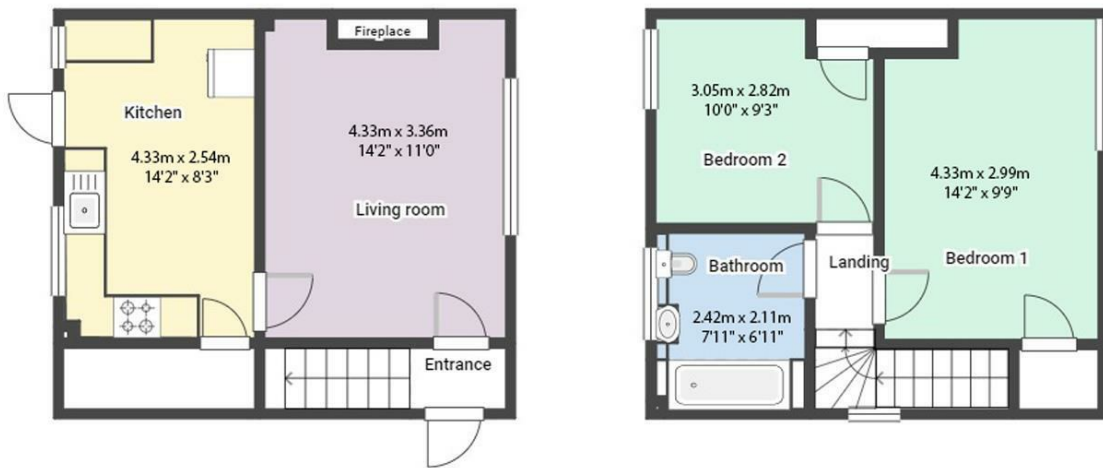
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport 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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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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