

HoldenCopley

PREPARE TO BE MOVED

Rock Street, Bulwell, Nottinghamshire NG6 8GA

Guide Price £200,000 - £220,000

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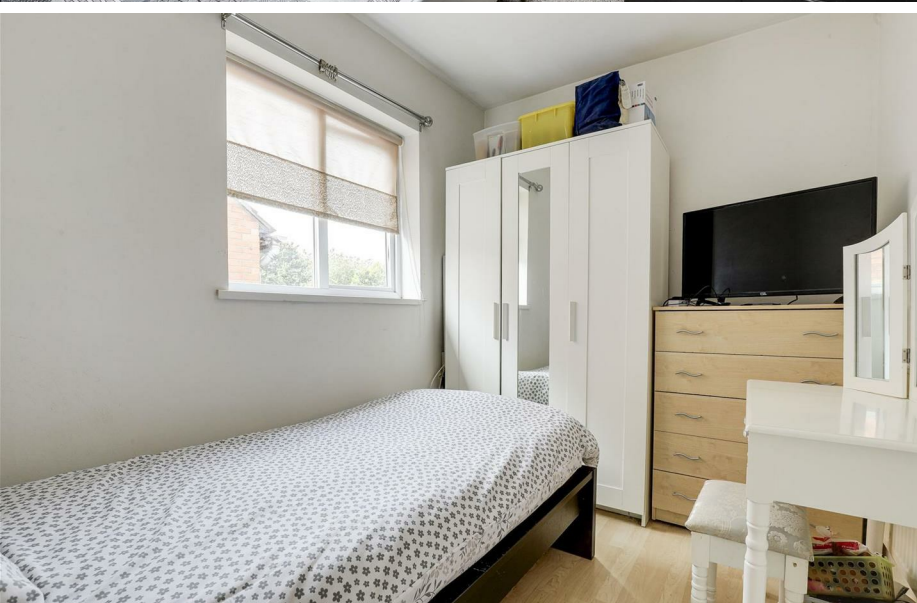
GUIDE PRICE £200,000 - £220,000

IDEAL FOR FIRST-TIME BUYERS...

This well-presented three-bedroom semi-detached house is perfect for first-time buyers, offering comfortable living in a convenient location. Situated close to an array of local amenities, including shops, schools, and excellent commuting links. As you enter, the hallway leads you to a cosy living room, ideal for relaxation. The dining room offers open-plan access to a modern kitchen, complete with contemporary fixtures and ample space for your culinary needs. Double French doors from the kitchen connect the indoors to the outdoors, opening to a rear garden. A convenient utility area and a W/C complete the ground floor layout. The upper level features two spacious double bedrooms and a well-sized single bedroom, all served by a stylish family bathroom. Outside, the property benefits from a driveway at the front, providing off-road parking, while the rear boasts a low-maintenance garden with a patio seating area and an artificial lawn, creating a perfect space for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Utility Room & Ground Floor W/C
- Stylish Bathroom
- Driveway
- Well-Presented Throughout
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance

The entrance hall has laminate wood-effect flooring, a radiator, an in-built storage cupboard, UPVC double-glazed obscure windows to the side elevation and a single UPVC door providing access into the accommodation.

Living Room

13'2" x 12'11" (4.03m x 3.94m)

The living room has laminate wood-effect flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

Dining Room

13'2" max x 9'11" max (4.03m max x 3.03m max)

The dining room has tiled flooring, carpeted stairs, a radiator, open access to the kitchen and a UPVC double-glazed window to the side elevation.

Kitchen

10'4" x 9'6" (3.15m x 2.92m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, gas hob & extractor fan, partially tiled walls, recessed spotlights, tiled flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

Utility Room

5'4" x 2'10" (1.64m x 0.87m)

The utility room has space and plumbing for a washing machine, a wall-mounted boiler, and vinyl flooring.

W/C

This space has a low level dual flush W/C, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring and access to the first floor accommodation.

Master Bedroom

11'1" x 10'0" (3.38m x 3.05m)

The main bedroom has laminate wood-effect flooring, a radiator, recessed spotlights, fitted wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Two

13'7" max x 12'5" max (4.16m max x 3.80m max)

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

Bedroom Three

9'10" x 7'0" (3.02m x 2.15m)

the third bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the side elevation.

Bathroom

6'9" x 5'8" (2.08m x 1.74m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, recessed spotlights, tiled walls, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, gated access to the rear garden, hedge borders and fence panelling boundaries.

Rear

to the rear of the property is an enclosed low-maintenance garden with a paved patio area, an artificial lawn, a shed and fence boundaries.

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 Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 1000Mbps

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

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.

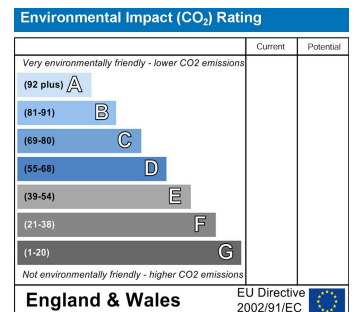
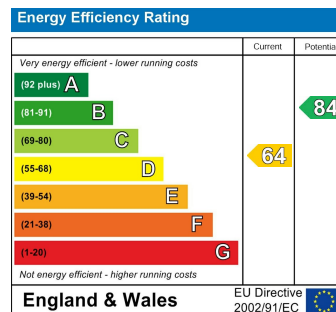
The vendor has advised the following:

Property Tenure is Freehold

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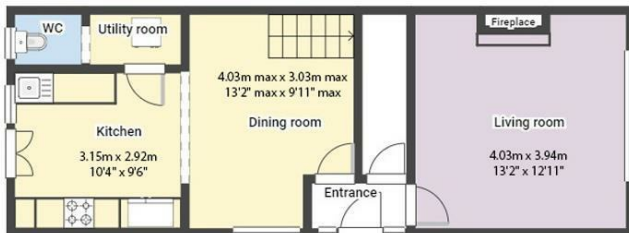
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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