

# HoldenCopley

PREPARE TO BE MOVED

Broomhill Road, Bulwell, Nottinghamshire NG6 9GW

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Guide Price £150,000

GUIDE PRICE £150,000-£160,000

NO UPWARD CHAIN...

This two-bedroom semi-detached house is offered with no upward chain, making it an ideal opportunity for first-time buyers. Conveniently situated near local amenities, you'll find shops, restaurants, schools, and excellent commuting links just a short distance away. Inside, the ground floor features two spacious reception rooms that provide versatile living spaces, along with a fitted kitchen designed for all your culinary needs. On the upper level, there are two double bedrooms, alongside a four-piece bathroom suite. Outside, the front of the property offers access to on-street parking, while the rear features an enclosed garden complete with a patio seating area and a lawn, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!



- Semi-Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Four-Piece Bathroom Suite
- On-Street Parking
- Ideal For First-Time Buyers
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed

## GROUND FLOOR

### Hallway

4'7" x 2'9" (1.42 x 0.85)

The hallway has tiled flooring, an in-built storage cupboard and a single UPVC door providing access into the accommodation.

### Living Room

14'11" x 12'2" (4.57 x 3.71)

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

### Dining Room

12'3" x 12'2" (3.75 x 3.73)

The dining room has laminate wood-effect flooring, carpeted stairs, a radiator and a UPVC double-glazed window to the rear elevation.

### Kitchen

14'4" x 6'11" (4.39 x 2.12)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, hob & extractor fan, partially tiled walls, a wall-mounted boiler, a radiator, vinyl flooring, a UPVC double-glazed window to the side elevation and a single UPVC door providing access to the rear elevation.

## FIRST FLOOR

### Landing

15'6" x 2'8" (4.74 x 0.82)

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

### Master Bedroom

12'2" x 12'2" (3.73 x 3.73)

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

### Bedroom Two

12'4" x 9'1" (3.76 x 2.79)

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

### Bathroom

14'3" x 7'0" (4.36 x 2.14)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with a shower fixture, partially tiled walls, a radiator, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is access to on-street parking, gated access to the rear garden and a brick-wall boundary.

### Rear

To the rear of the property is an enclosed garden with a concrete patio, a lawn, a brick-built outhouse, fence panelling and brick-wall boundaries.

## 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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

## ADDITIONAL INFORMATION

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No

Broadband - Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at 32Mbps & Highest upload speed at 6Mbps

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

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



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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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