

HoldenCopley

PREPARE TO BE MOVED

Brancaster Close, Bulwell, Nottinghamshire NG6 8SL

Guide Price £235,000

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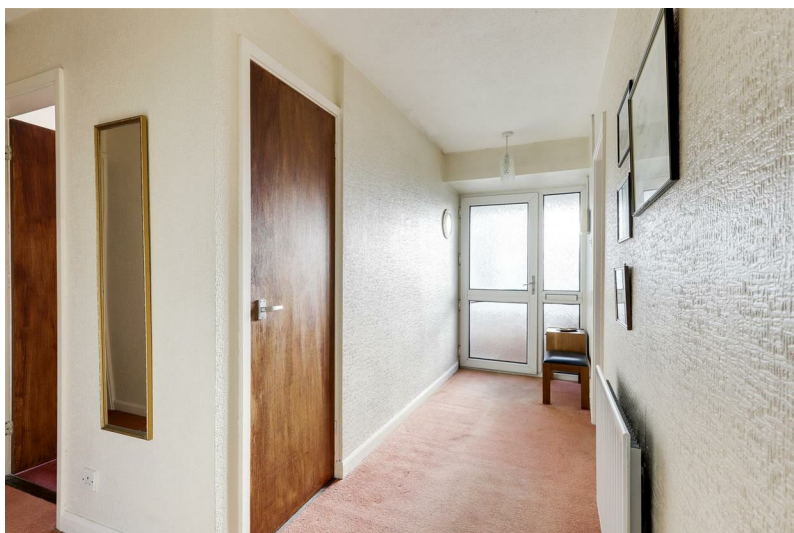


GUIDE PRICE: £235,000 - £250,000

NO UPWARD CHAIN...

This three-bedroom detached bungalow offers deceptively spacious accommodation, making it a fantastic opportunity for investors or buyers eager to renovate and create their dream home. This property has had the same owner since it was built, providing peace of mind that it has been well-maintained and cared for throughout the years. Positioned in a convenient location, the property is close to an array of local shops, excellent transport links, and great schools, ensuring an ideal balance of accessibility and practicality. The layout comprises a porch leading to a central hallway, a generous living room seamlessly flowing into the dining room, and a fitted kitchen offering plenty of potential for modernisation. The bungalow also features three well-proportioned bedrooms and a three-piece bathroom suite. The master bedroom is equipped with fitted wardrobes, over-the-head cupboards, and a central dressing table, which could easily be removed to enlarge the room and offer more versatility. Externally, the property benefits from a driveway and two garages, providing ample parking and storage space. Access via the side of the property leads to the enclosed rear garden, which features a lawned area, mature shrubs, and a greenhouse. The private, south-facing garden offers a tranquil retreat with plenty of scope for landscaping or outdoor projects. This bungalow presents an opportunity to personalise a spacious home in a well-connected location.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Spacious Living Room & Dining Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Driveway & Two Garages
- South Facing Rear Garden
- Close To Local Amenities
- No Upward Chain
- Must Be Viewed





ACCOMMODATION

Porch

4'11" x 3'2" (1.51 x 0.99)

The porch has UPVC double-glazed obscure windows to the front and side elevations, carpeted flooring and a single UPVC door providing access into the accommodation.

Hallway

13'5" x 4'4" (4.09 x 1.34)

The hallway has carpeted flooring, a radiator and a built-in cupboard.

Living Room

16'11" x 10'10" (5.16 x 3.32)

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

Dining Room

8'7" x 7'3" (2.64 x 2.21)

The dining room has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and coving.

Kitchen

13'10" x 8'2" (4.22 x 2.49)

The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker, space and plumbing for a washing machine, space for an under the counter fridge and freezer, a stainless steel sink with a drainer, vinyl flooring, partially tiled walls, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

Master Bedroom

11'3" x 8'4" (3.45 x 2.55)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, built-in wardrobes with over the head cupboards and a central dressing table and a further built-in wardrobe.

Bedroom Two

9'9" x 9'4" (2.98 x 2.85)

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

Bedroom Three

12'10" x 10'0" (3.92 x 3.07)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, wall-mounted light fixtures and coving.

Bathroom

6'3" x 6'2" (1.93 x 1.90)

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

OUTSIDE

Outside there is a driveway, two garages and a private south facing garden with a patio, a lawn, mature shrubs and a greenhouse.

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 - 1800 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

Medium risk of flooding

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.

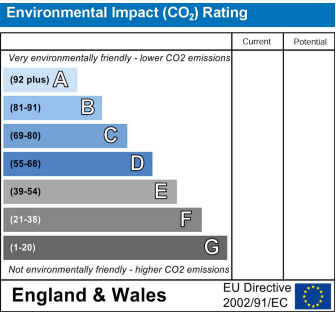
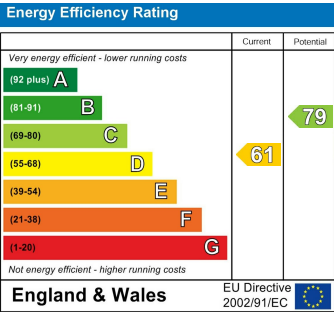
The vendor has advised the following:

Property Tenure is Freehold

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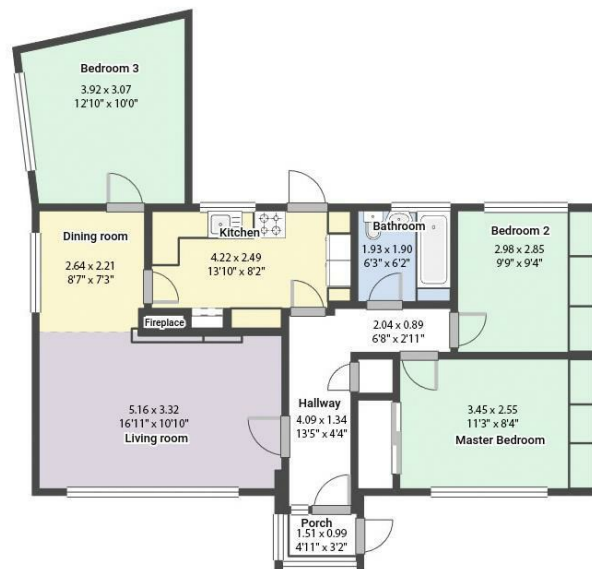
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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