

# HoldenCopley

PREPARE TO BE MOVED

Hazel Street, Bulwell, Nottinghamshire NG6 8EA

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£110,000



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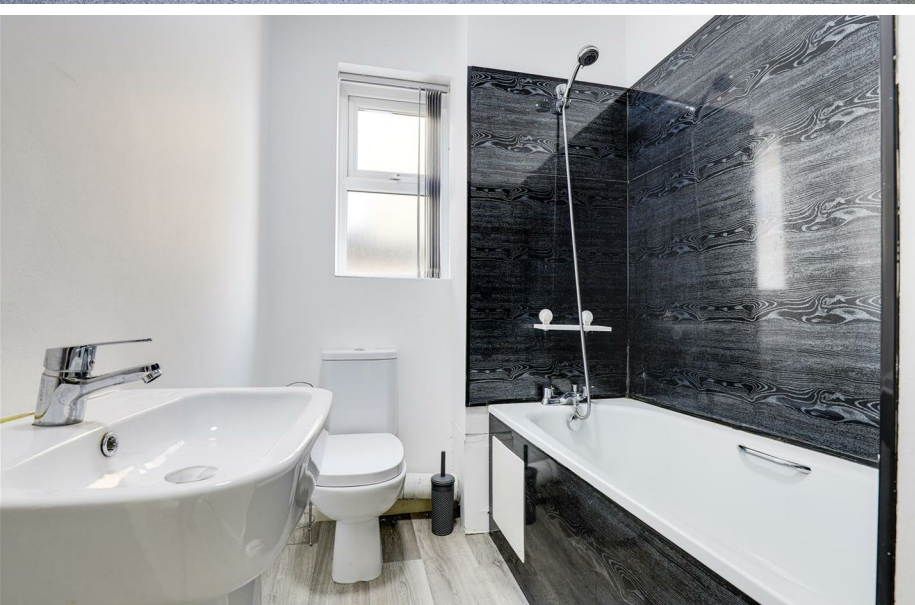
GUIDE PRICE £110,000-£120,000

### GREAT INVESTMENT OPPORTUNITY...

This end-terrace two-bedroom house presents an exceptional investment opportunity, ideal for both novice and seasoned investors, with the added advantage of being offered to the market with no upward chain. Nestled in Bulwell, the property enjoys proximity to a variety of local amenities, shops, and superb transport links, ensuring easy access to Nottingham City Centre. The ground floor boasts a good-sized living room, perfect for relaxation, and a contemporary kitchen diner, along with access to the cellar. The first floor comprises two well-proportioned bedrooms, both serviced by a three-piece bathroom suite. Externally, the property features convenient on-street parking at the front and a low-maintenance courtyard at the rear, providing a private outdoor space.

MUST BE VIEWED





- End-Terrace House
- Two Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Three-Piece Bathroom Suite
- In-Built Storage
- Low Maintenance Garden
- Tenants In-Situ
- Convenient Location
- No Upward Chain











GROUND FLOOR

Living Room

11\*9" x 10\*10" (3.60m x 3.31m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point, a radiator, and a single UPVC door providing access into the accommodation.

Kitchen

10\*9" x 11\*10" (3.29m x 3.62m)

The kitchen has a range of fitted base and wall units with wood-effect laminate worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, wood-effect flooring, a radiator, access to the cellar, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the rear garden.

BASEMENT

Cellar

5\*9" x 11\*0" (1.76m x 3.36m)

The cellar has lighting, power points, and provides storage space.

FIRST FLOOR

Landing

2\*8" x 6\*3" (0.83m x 1.93m)

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

Master Bedroom

10\*9" x 11\*9" (3.30m x 3.60m)

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

Bedroom Two

11\*10" x 7\*5" (3.62m x 2.27m)

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

Bathroom

8\*8" x 5\*5" (2.65m x 1.67m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead shower fixture, waterproof splashback, wood-effect flooring, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property, there is the availability for on-street parking and gated access to the side and rear garden.

Rear

To the rear of the property is a low maintenance courtyard style garden with concrete and courtesy lighting.

ADDITIONAL INFORMATION

- Broadband – Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Mostly 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply

- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Low risk for surface water / very low risk for rivers & sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

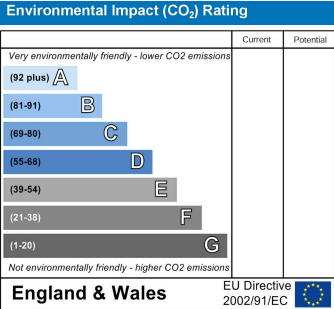
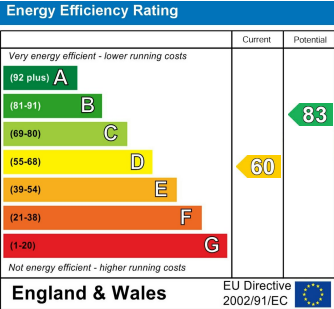
Council Tax Band Rating - Nottingham City Council - Band A  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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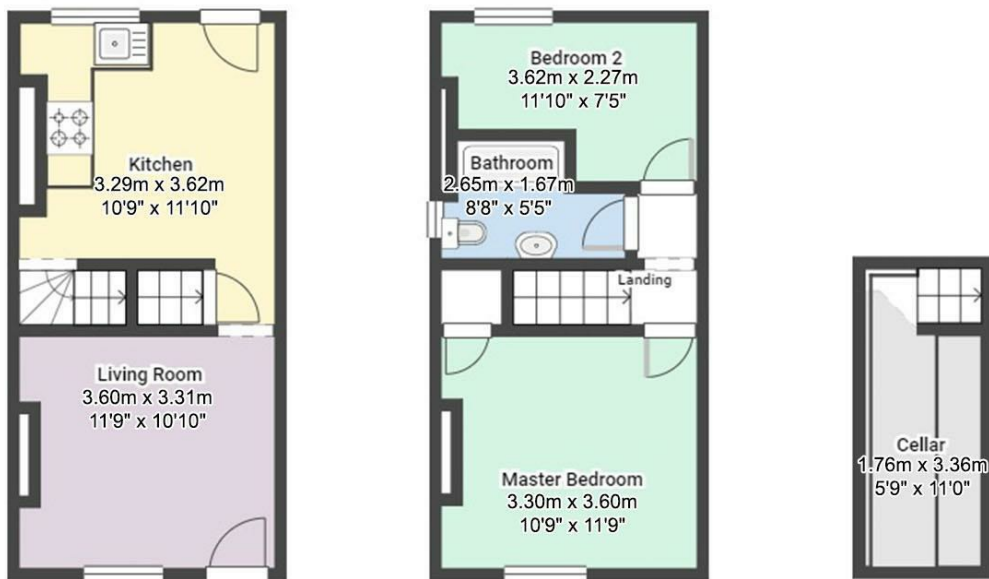
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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