

HoldenCopley

PREPARE TO BE MOVED

Strelley Street, Bulwell, Nottinghamshire NG6 8FR

Guide Price £140,000

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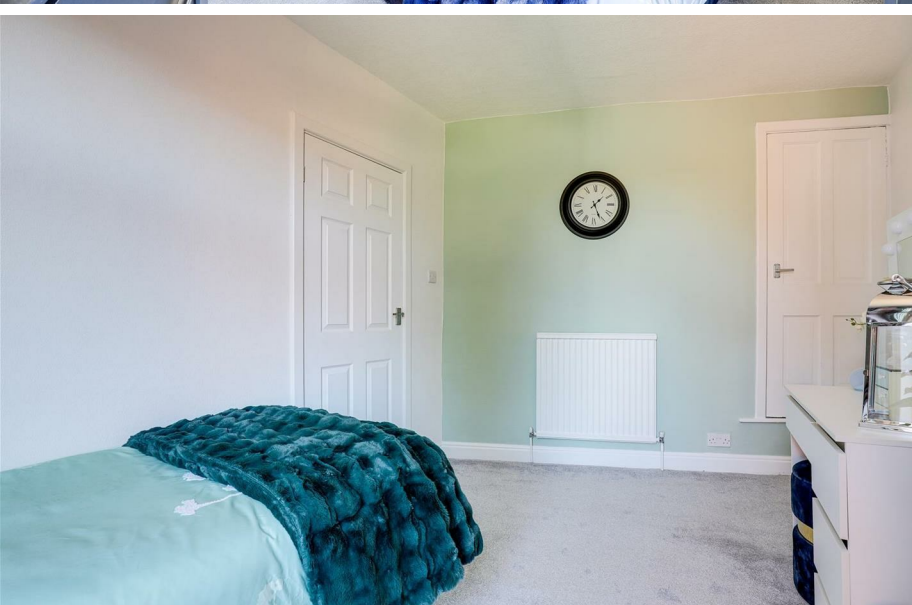


GUIDE PRICE - £140,000 - £150,000
IDEAL FOR FIRST-TIME BUYERS...

This well-presented two-bedroom end-terraced house offers a fantastic opportunity for first-time buyers or those looking to step onto the property ladder. Situated in a convenient location, the property is within easy reach of a variety of local amenities, including shops, schools, and excellent commuting links. To the ground floor, the home features two spacious reception rooms, offering versatile living and dining space, along with a fitted kitchen for your everyday culinary needs. Upstairs, there are two double bedrooms and a three-piece bathroom suite, providing comfort and practicality. Externally, there is access to on-street permit parking at the front of the property. To the rear, you'll find a well-maintained garden with a lawn bordered by mature plants and shrubs, as well as two outhouses offering convenient storage solutions.

MUST BE VIEWED!





- End-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Three-Piece Bathroom Suite
- On-Street Permit Parking
- Generous Sized Rear Garden
- Well-Presented Throughout
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Living Room

13'9" x 12'5" (4.19m x 3.78m)

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

Dining Room

12'0" x 12'4" (3.66m x 3.76m)

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

Kitchen

6'4" x 11'7" (1.93m x 3.53m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and taps, space for a cooker, washing machine and fridge, partially tiled walls, ceiling coving, laminate wood-effect flooring, a UPVC double-glazed window to the side elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

15'6" x 2'3" (4.74m x 0.69m)

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

Master Bedroom

10'3" x 12'7" (3.12m x 3.84m)

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

Bedroom Two

9'7" x 12'5" (2.92m x 3.78m)

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

Bathroom

6'3" x 11'5" (1.91m x 3.48m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, partially tiled walls, a radiator, ceiling coving, 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 permit parking and shared gated access to the rear garden.

Rear

To the rear of the property is a access to brick-built outhouses, a garden area with a lawn that is bordered by plants and shrubs.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps

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

Permit Parking - The 1st pass is free, the 2nd is £35 and the 3rd is £50

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.

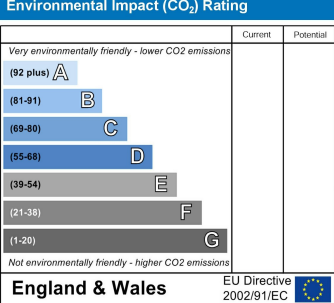
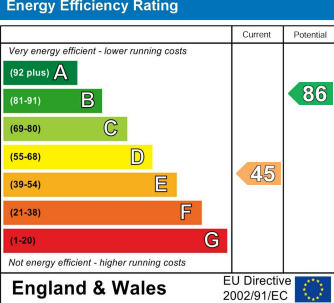
The vendor has advised the following:

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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