

HoldenCopley

PREPARE TO BE MOVED

Ravensworth Road, Bulwell, Nottinghamshire NG6 8FY

Guide Price £180,000

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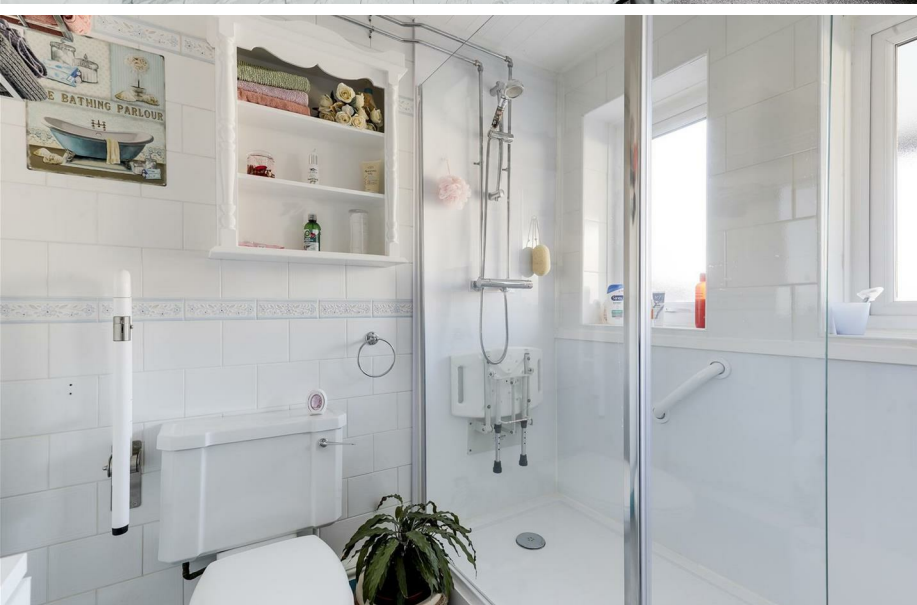
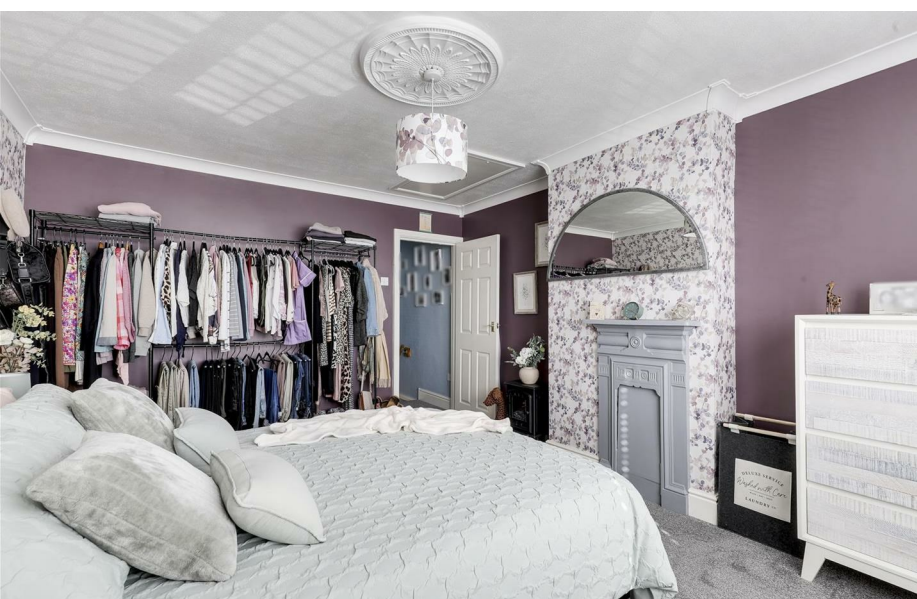


GUIDE PRICE: £180,000 - £190,000
GREAT FIRST TIME BUY...

Located in a convenient residential area, this charming two-bedroom semi-detached house is perfect for first-time buyers or small families as it has easy access to local shops, well-regarded schools, and excellent transport links. The ground floor comprises a modern fitted kitchen with integrated appliances and space for a dining table, a practical utility room, a three-piece bathroom suite, and a spacious living room. Upstairs, the property offers two generously sized double bedrooms and a separate W/C. Outside, the front of the home features a low-maintenance forecourt with gated side access to the rear and on-street parking. The enclosed rear garden provides a private outdoor area, complete with a covered patio seating area and steps leading down to a private driveway for off-street parking.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner
- Three-Piece Bathroom Suite
- Separate W/C
- Enclosed Rear Garden With Patio
- Driveway
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'1" x 4'10" (3.08 x 1.48)

The entrance hall has wood-effect flooring, a singular recessed spotlight, and a UPVC door providing access into the accommodation.

Living Room

14'11" x 11'7" (4.55 x 3.54)

The living room has carpeted flooring, coving to the ceiling, a ceiling rose, an electric fireplace with a decorative surround and a hearth, recessed down lights in the alcoves, a TV point, and a UPVC double-glazed window with blinds to the front elevation.

Kitchen

11'8" x 15'0" (max) (3.58 x 4.58 (max))

The kitchen has a range of fitted wall and base units with wood-effect worktops, a ceramic sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob, a range hood, an integrated dishwasher, two radiators, two in-built cupboards, space for a dining table, partially tiles walls, recessed spotlights, wood-effect flooring, carpeted stairs, and a UPVC double-glazed window with blinds to the side elevation.

Hallway

3'8" x 2'11" (1.12 x 0.89)

The hallway has wood-effect flooring, a radiator, and a UPVC door providing access to the rear garden.

Utility Cupboard

6'5" x 2'7" (1.96 x 0.80)

The utility cupboard has wood-effect flooring, lighting, space and plumbing for a washing machine, and space for a dryer.

Shower Room

6'9" x 6'1" (2.08 x 1.87)

This space has a low level flush W/C, a vanity storage unit with a counter top wash basin and a mixer tap, a walk-in shower enclosure with a mains fed shower and hand-held shower head, a chrome towel rail, a radiator, tiled walls, vinyl flooring, and two UPVC double-glazed obscure windows to the side elevation.

FIRST FLOOR

Landing

6'1" x 2'9" (1.87 x 0.86)

The landing has carpeted flooring and provides access to the first floor accommodation. Additionally, there is access to a boarded loft via a pull-down ladder.

Master Bedroom

14'10" x 11'7" (4.54 x 3.55)

The main bedroom has carpeted flooring, coving to the ceiling, a ceiling rose, a traditional fireplace, a radiator, access to the loft, and a UPVC double-glazed window with blinds to the front elevation.

Bedroom Two

11'8" x 8'7" (3.57 x 2.62)

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

W/C

5'1" x 2'10" (1.56 x 0.88)

This space has a low level flush W/C, a wash basin, coving to the ceiling, tiled walls, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a low maintenance forecourt with gated access to the rear garden and on-street parking.

Rear

To the rear of the property is an low maintenance garden with a patio seating area, a patio cover with a polycarbonate roof, steps leading down to a driveway for off-street parking and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Virgin Media, Openreach
- Broadband Speed - good 4G/5G coverage
- Phone Signal – Good 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 - Very Low
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

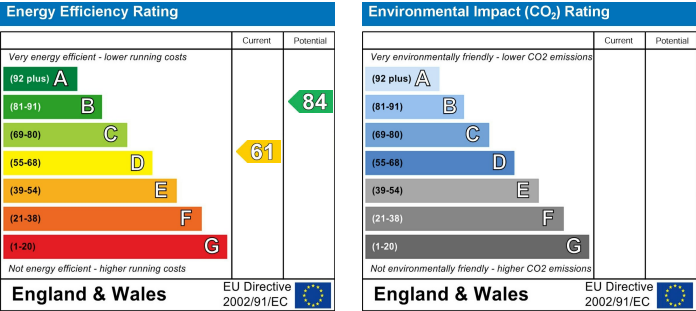
DISCLAIMER

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
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.

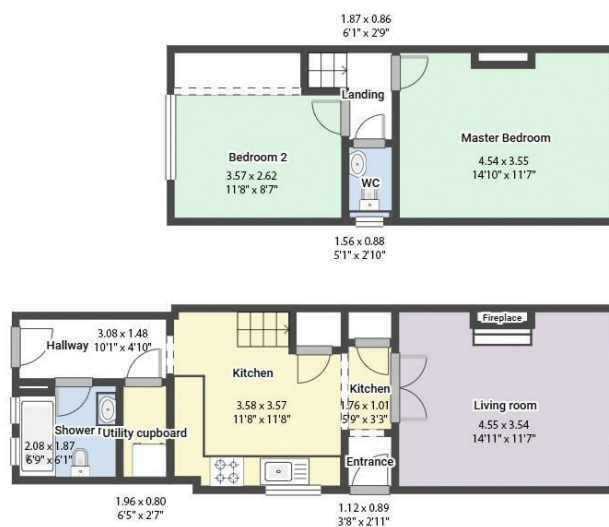
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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