

# HoldenCopley

PREPARE TO BE MOVED

Edgware Road, Bulwell, Nottinghamshire NG6 9HU

---

£245,000



Edgware Road, Bulwell, Nottinghamshire NG6 9HU

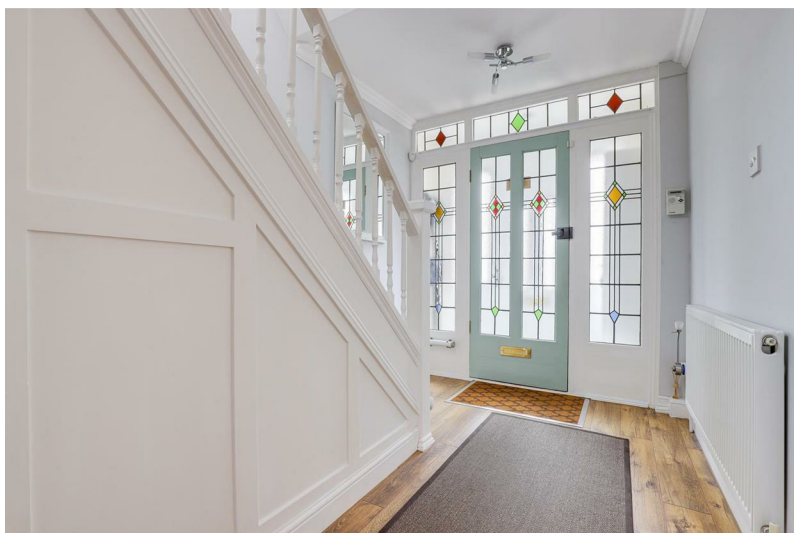




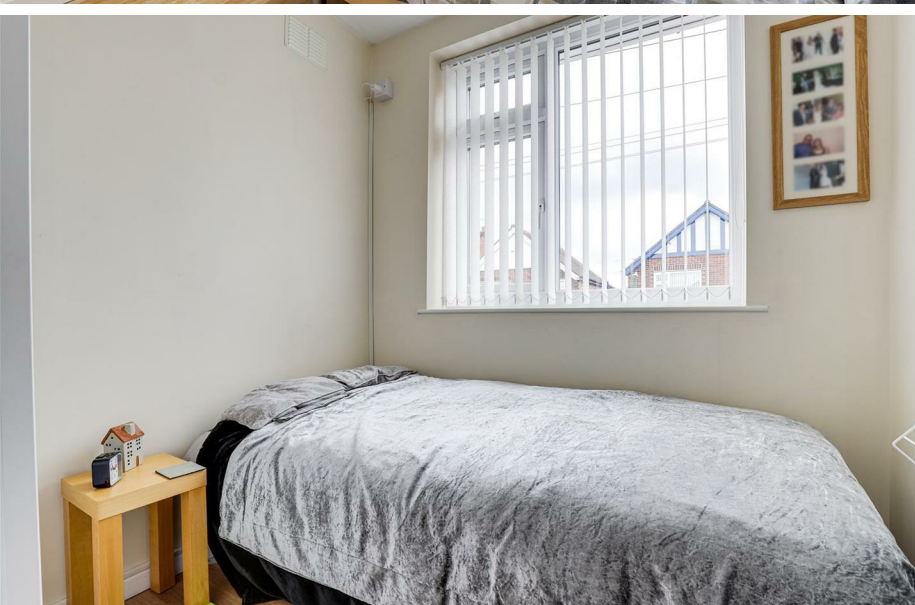
## WELL PRESENTED THROUGHOUT...

This three-bedroom semi-detached home is well presented throughout and would make the perfect home for anyone looking for a property they can move straight into. Situated in a convenient and well-connected location, the property is within easy reach of local shops, excellent transport links, and great schools – making it ideal for families, commuters, or anyone seeking a well-located home. The ground floor comprises a porch and entrance hall, a handy downstairs W/C, a bay-fronted living room featuring a traditional open fireplace, and a spacious dining room with an exposed brick chimney breast housing a stylish log burner. Double French doors open out to the rear garden, while the dining space flows seamlessly into a modern fitted kitchen – creating a light and sociable layout perfect for entertaining. Upstairs, the first floor hosts three double bedrooms, including a bay-fronted master bedroom with a window seat, and a four-piece family bathroom complete with a freestanding roll-top bath and a separate shower. Externally, the property boasts a driveway to the front that extends down the side, offering access to a detached garage. To the rear, you'll find a private, low-maintenance garden with paved patio areas, decorative stone borders, and a lovely summer house – perfect for relaxing or hosting guests during warmer months.

## MUST BE VIEWED







- Semi-Detached House
- Three Double Bedrooms
- Modern Fitted Kitchen
- Two Reception Rooms With Log Burner & Traditional Open Fireplace
- Ground Floor W/C
- Four-Piece Bathroom Suite
- Off-Road Parking & Detached Garage
- Private Low Maintenance Garden With Versatile Summer House
- Well-Connected Location
- Must Be Viewed











GROUND FLOOR

Porch

7'1" x 1'3" (2.17m x 0.40m)

The porch has a single composite door with UPVC double-glazed windows either side, providing access into the accommodation.

Entrance Hall

12'5" x 7'1" (3.81m x 2.17m)

The entrance hall has stained-glass windows and a single wooden door with stained-glass inserts, oak-effect flooring, carpeted stairs, a radiator and coving.

W/C

7'1" x 2'5" (2.17m x 0.75m)

This space has a low level flush W/C, a wash basin with fitted storage, fitted base units with worktops, oak-effect flooring, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Living Room

11'0" x 13'2" (3.37m x 4.02m)

The living room has a UPVC double-glazed bay window to the front elevation, oak-effect flooring, a radiator, a traditional open fireplace and coving.

Dining Room

12'10" x 11'1" (3.93m x 3.38m)

The dining room has wood-effect flooring, a radiator, an exposed brick recessed chimney breast alcove with a log burner, open access into the kitchen, coving, UPVC double-glazed windows to the rear elevation and double French doors providing access out to the garden.

Kitchen

6'11" x 13'5" (2.13m x 4.11m)

The kitchen has a range of fitted base and wall units with laminate worktops, space for a freestanding range cooker with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, wood-effect flooring, a radiator, partially tiled walls, a wall-mounted boiler, recessed spotlights and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

2'11" x 6'10" (0.90m x 2.10m)

The landing has a UPVC double-glazed window to the side elevation, oak-effect flooring, coving and provides access to the first floor accommodation.

Master Bedroom

11'1" x 12'11" (into bay) (3.39m x 3.96m (into bay))

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

Bedroom Two

12'11" x 11'1" (3.94m x 3.39m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and access into the loft.

Bedroom Three

7'0" x 7'1" (2.14m x 2.16m)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring and a radiator.

Bathroom

7'1" x 9'7" (2.16m x 2.94m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a freestanding roll top bathtub with a floor standing tap, a fitted shower enclosure with a mains-fed shower, wood-effect flooring, partially tiled walls, a chrome heated towel rail, a second loft hatch, a singular recessed spotlight and fitted track lights, an extractor fan and UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front is a driveway and a wooden gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, two paved patio areas, decorative stones, a versatile summer house and a detached garage.

Garage

18'1" x 10'0" (5.53m x 3.07m)

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

1000 Mbps (Highest available upload speed)

Phone Signal – 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - High 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 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.

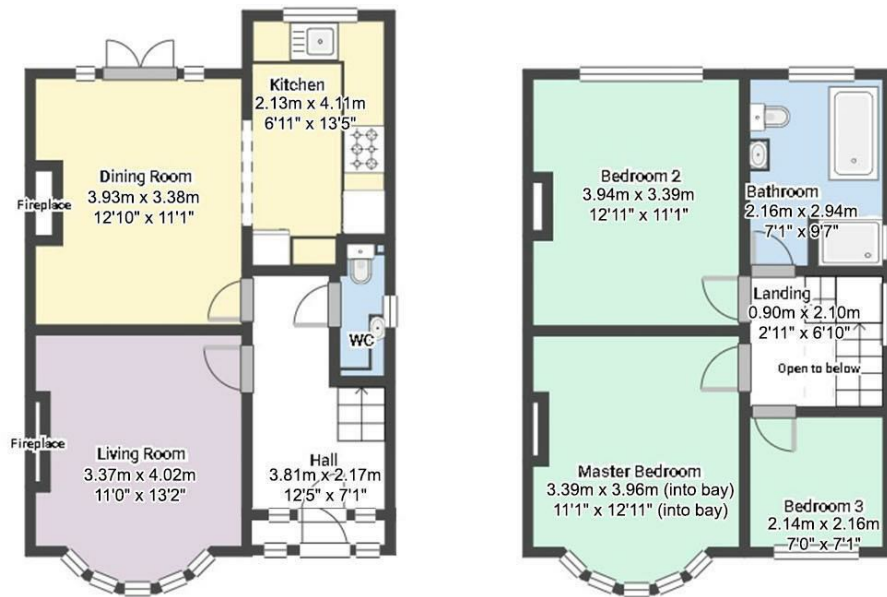
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



Edgware Road, Bulwell, Nottinghamshire NG6 9HU

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**01156 972 972**

**33A High Street, Hucknall, Nottingham, NG15 7HJ**

**[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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.