

HoldenCopley

PREPARE TO BE MOVED

Murby Crescent, Bulwell, Nottinghamshire NG6 8FZ

Guide Price £200,000 - £210,000

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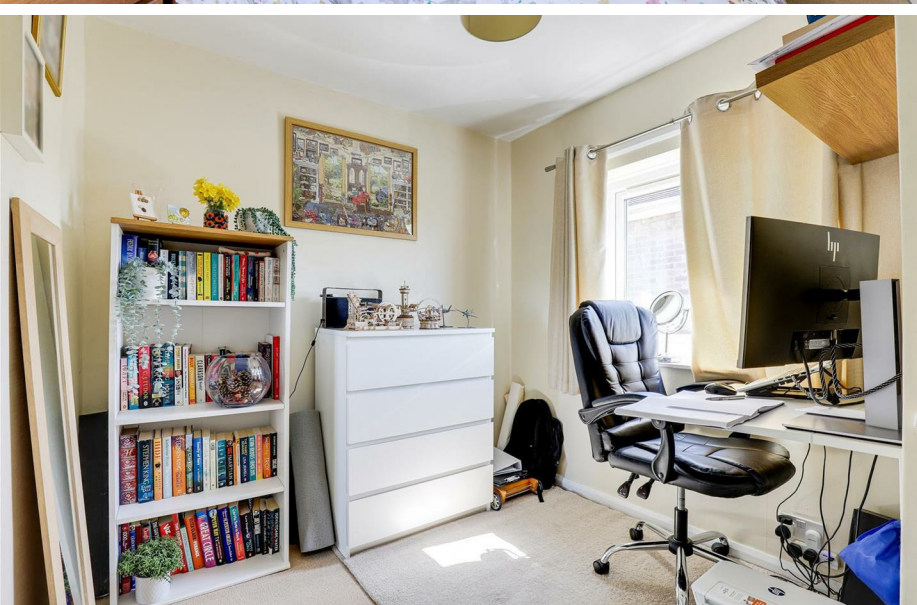
GUIDE PRICE: £200,000 - £210,000

GREAT FIRST TIME BUY...

This well-presented three-bedroom semi-detached home would make the perfect purchase for a variety of buyers, whether you're a first-time buyer, a growing family or looking for your next investment opportunity. Situated in a popular residential area, the property is ideally located within close proximity to a range of local shops, amenities, excellent schools and fantastic transport links including the M1 for easy commuting. To the ground floor, this home offers an entrance hall, a bay-fronted living room, a fitted kitchen with space for a dining area, and a separate utility room. The first floor hosts two double bedrooms, a well-proportioned single bedroom, a bathroom suite, and a separate W/C. Outside, the property benefits from a driveway providing off-street parking to the front, along with gated access to a private, south-facing rear garden featuring a decked terrace and a well-maintained lawn – perfect for enjoying the warmer months. The gated access also leads to additional parking at the rear, offering even more convenience for families or visitors.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Separate Utility Room
- Bathroom & Separate W/C
- Driveway
- South-Facing Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6*4" x 4*2" (1.94m x 1.28m)

The entrance has wood-effect flooring, carpeted stairs, a wall-mounted thermostat, and a composite door providing access into the accommodation.

Living Room

14*7" x 13*10" (4.47m x 4.23m)

The living room has wood-effect flooring, coving to the ceiling, a radiator, a TV point, an electric fireplace, a wall-mounted thermostat, and a UPVC double-glazed bay window to the front elevation.

Kitchen

9*6" x 12*5" (2.90m x 3.79m)

The kitchen has fitted wall and base units with worktops, a stainless steel sink with a swan neck tap and a drainer, an integrated oven with a gas hob and extractor fan, a radiator, space for a fridge freezer and dining table, space and plumbing for a dishwasher, partially tiled walls, laminate flooring, a UPVC double-glazed window to the rear elevation, and access to the utility room.

Utility Room

9*6" x 5*0" (2.92m x 1.54m)

The utility room has wood-effect flooring, space and plumbing for a washing machine, space for a dryer, an in-built cupboard, a wall-mounted boiler, a UPVC double-glazed window to the rear elevation, and a UPVC door providing side access.

FIRST FLOOR

Landing

7*6" x 7*11" (2.29m x 2.43m)

The landing has carpeted flooring, a radiator, an in-built cupboard, access to a boarded loft via a pull-down ladder, a UPVC double-glazed window to the side elevation, and provides access to the first floor accommodation.

Master Bedroom

10*1" x 12*10" (3.08m x 3.92m)

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

Bedroom Two

10*0" x 10*9" (3.06m x 3.30m)

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

Bedroom Three

9*9" x 7*6" (2.98m x 2.31m)

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

Bathroom

5*5" x 4*9" (1.66m x 1.45m)

The bathroom has a pedestal wash basin, a panelled bath with an overhead shower, vinyl flooring, tiled walls, an extractor fan, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

W/C

5*5" x 2*4" (1.66m x 0.72m)

This space has a low level dual flush W/C, an extractor fan, vinyl flooring, tiled walls, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway for off-street parking and gated access to the rear garden and further parking.

Rear

To the rear is an enclosed south-facing garden with a decked terrace area, a further decked area with an artificial lawn overlay, a lawn, various shrubs, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)
- Phone Signal – Good 4G / Some 5G
- 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

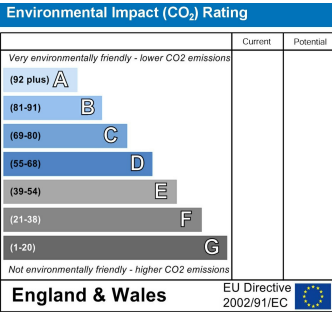
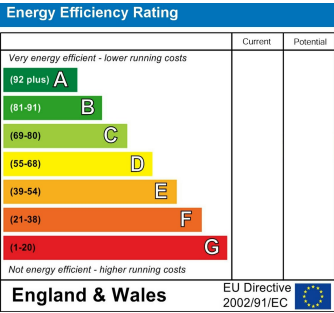
DISCLAIMER

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.

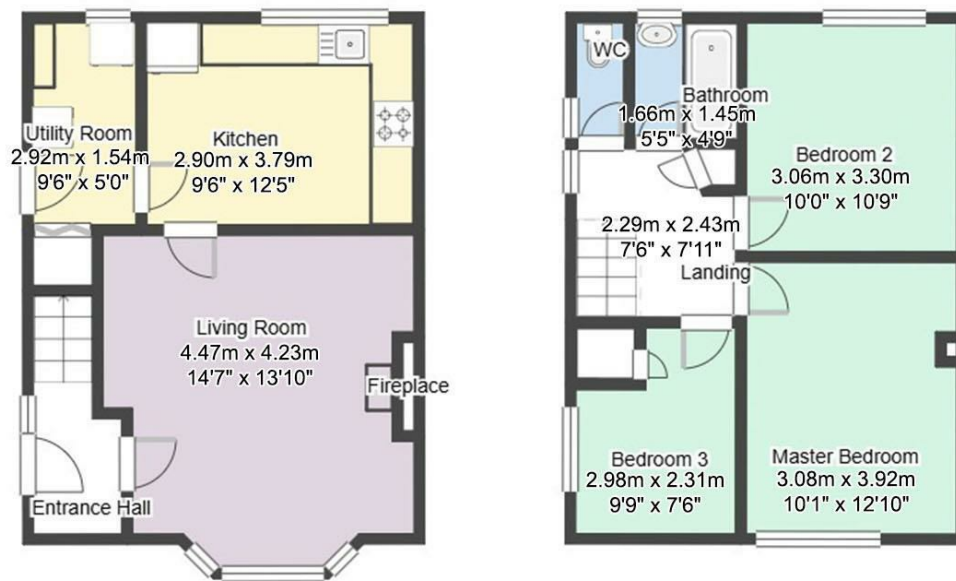
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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