

HoldenCopley

PREPARE TO BE MOVED

Downes Close, Bulwell, Nottinghamshire NG6 7DU

£200,000

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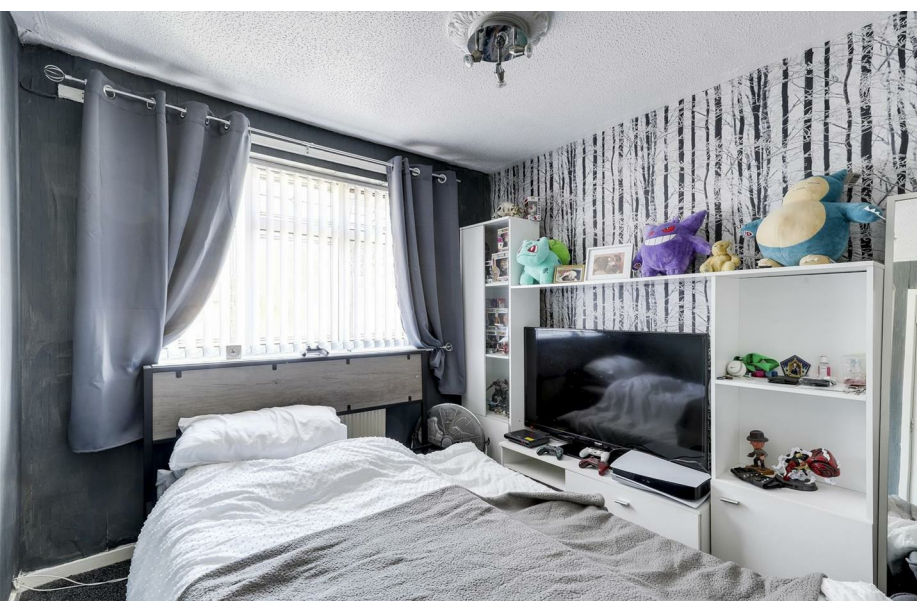


NO UPWARD CHAIN...

This well-presented three-bedroom detached house offers a fantastic opportunity for a range of buyers, including first-time purchasers and investors. Offered to the market with no upward chain, this property offers comfortable living and convenience, being ideally located close to a variety of local amenities including shops, schools, and transport links. Inside, the property features a spacious reception room, perfect for relaxing or entertaining. The fitted kitchen caters to all your culinary needs and leads through to a bright conservatory, offering additional living space and views of the garden. Upstairs, there are two generous double bedrooms, a single bedroom, and a stylish wet room. Outside, the front of the property boasts a driveway providing ample off-road parking for multiple vehicles, as well as access to a useful carport. To the rear, you'll find an enclosed and well-kept garden featuring a patio seating area, a hot tub, a lawn and planting, ideal for enjoying the outdoors.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen Diner
- Conservatory
- Stylish Wet Room
- Driveway & Carport
- Well-Presented Throughout
- No Upward Chain
- Popular Location





GROUND FLOOR

Living Room

15'6" x 13'2" (4.73 x 4.02)

The living room has carpeted flooring, two radiators, ceiling coving, a feature fireplace, a UPVC double-glazed bow window to the front elevation and a single UPVC door providing access into the accommodation.

Kitchen

15'5" x 9'6" (4.71 x 2.92)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel double sink with a drainer and a mixer tap,space and plumbing for a washing machine and dishwasher, a wall-mounted boiler, partially tiled walls, ceiling coving, a radiator, tiled-effect flooring, an in-built storage cupboard, open-plan access to the conservatory, a UPVC double-glazed window to the rear elevation and a single composite door providing access to the carport.

Conservatory

13'2" x 7'6" (4.02 x 2.31)

The conservatory has carpeted flooring, a radiator, a polycarbonate roof, a UPVC double-glazed windows surround and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

10'8" x 6'7" (3.27 x 2.01)

The landing has carpeted flooring, an in-built storage cupboard, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

9'6" x 8'8" (2.91 x 2.65)

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

Bedroom Two

11'8" x 8'8" (3.56 x 2.66)

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

Bedroom Three

6'6" x 6'5" (2.00 x 1.98)

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

Shower Room

6'5" x 5'1" (1.96 x 1.55)

The shower room has a concealed low level dual flush W/C, a vanity storage unit with a counter top wash basin, an electric shower fixture, a radiator, tiled walls, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road for multiple cars, access to the carport and hedge border boundaries.

Carport

20'1" x 7'6" (6.13 x 2.31)

Rear

To the rear is an enclosed garden with a paved patio area, a lawn, a shed, a hot tub, plants and shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 1000Mbps

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

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.

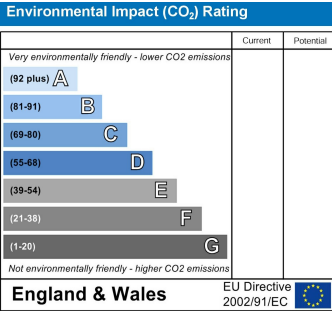
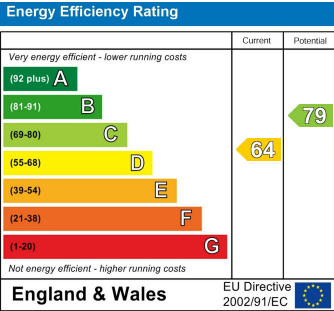
The vendor has advised the following:

Property Tenure is Freehold

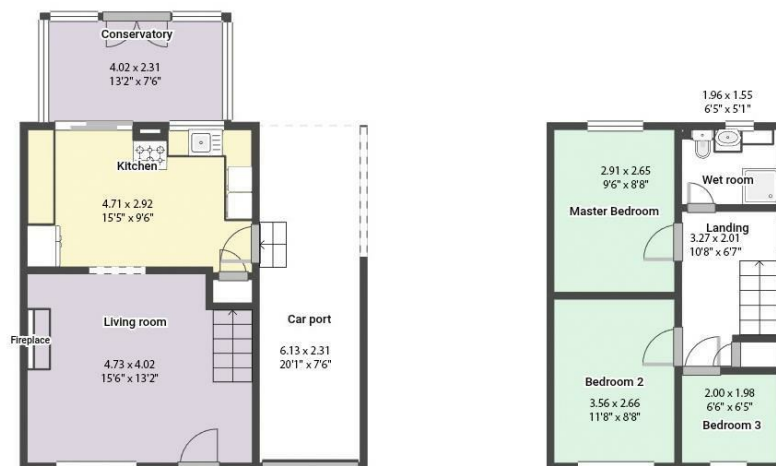
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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