

HoldenCopley

PREPARE TO BE MOVED

Mollington Square, Bulwell, Nottinghamshire NG6 8PU

£170,000

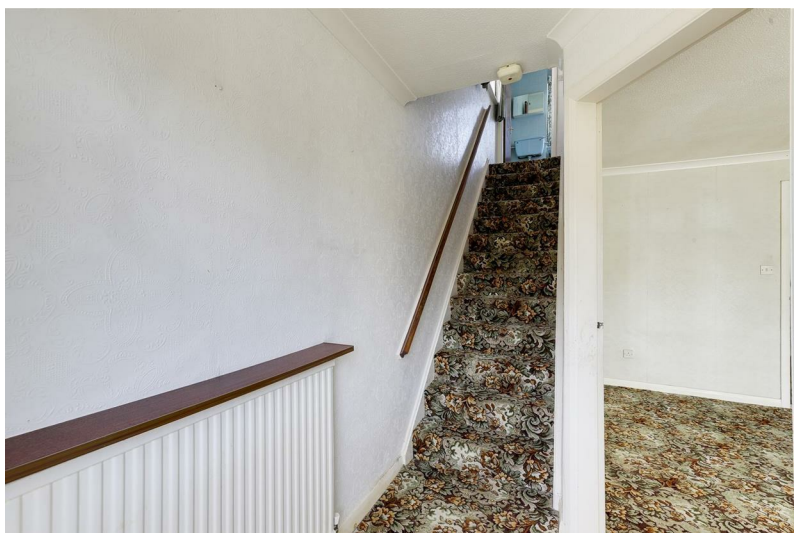
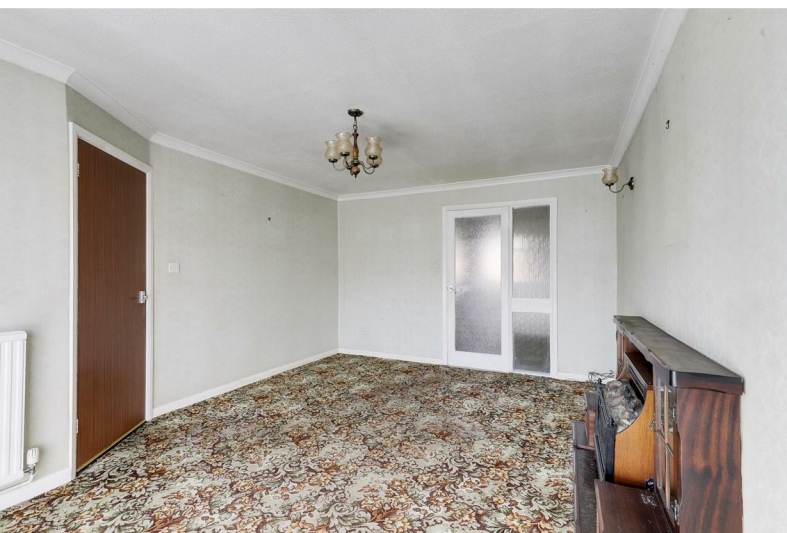
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NO UPWARD CHAIN...

This three-bedroom semi-detached house offers a fantastic opportunity for a range of buyers, including first-time buyers, investors, or anyone looking for a renovation project to make their own. Boasting plenty of potential for modernisation and offered to the market with no upward chain, this home is well-positioned in a well-connected location, within easy reach of local shops, great schools, and excellent transport links. To the ground floor, the property comprises an entrance hallway, a spacious living room, and a fitted kitchen-diner. Upstairs, you will find three well-sized bedrooms, a three-piece bathroom suite, and boarded loft access, providing further storage space or the potential for future conversion. Outside, the property benefits from a driveway to the front and a lawned front garden, while to the rear, there is a private garden featuring a paved patio area, a lawn, and a garden shed—offering an ideal blank canvas for landscaping or outdoor entertaining. With its convenient location, and endless scope for improvement, this property presents an opportunity to add value and create a truly bespoke family home.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Well Appointed Fitted Kitchen
- Three Piece Bathroom Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Well-Connected Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Hallway

7'3" x 4'8" (2.22 x 1.43)

The hallway has carpeted flooring and stairs, a radiator, coving and a single door providing access into the accommodation.

Living Room

15'8" x 11'7" (4.78 x 3.54)

The living room has a double-glazed window to the front elevation, carpeted flooring, a radiator, a gas fireplace with surround, wall-mounted light fixtures and coving.

Kitchen-Diner

15'0" x 8'10" (4.59 x 2.70)

The kitchen-diner has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, space for a freestanding cooker, space and plumbing for a washing machine, space for an under the counter fridge and freezer, tiled and carpeted flooring, a radiator, partially tiled walls, a built-in cupboard, a wall-mounted boiler, a UPVC double-glazed window to the rear elevation and a single door providing access out to the garden.

FIRST FLOOR

Landing

8'11" x 2'6" (2.73 x 0.77)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a built-in airing cupboard, access into the boarded loft, coving and provides access to the first floor accommodation.

Master Bedroom

12'0" x 8'9" (3.68 x 2.67)

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

Bedroom Two

9'4" x 8'9" (2.86 x 2.69)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a built-in floor to ceiling triple wardrobe.

Bedroom Three

9'8" x 5'11" (2.96 x 1.82)

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

Bathroom

5'10" x 5'6" (1.79 x 1.68)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, vinyl flooring, tiled walls and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway and a garden with a lawn.

Rear

To the rear is a private garden with a fence panelled boundary, a paved patio, a lawn and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download

speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

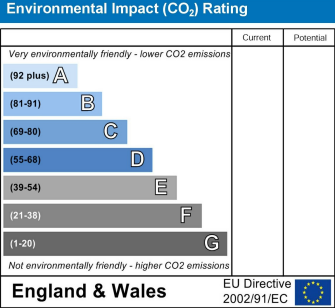
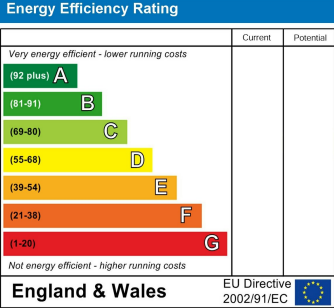
The vendor has advised the following:

Property Tenure is Freehold

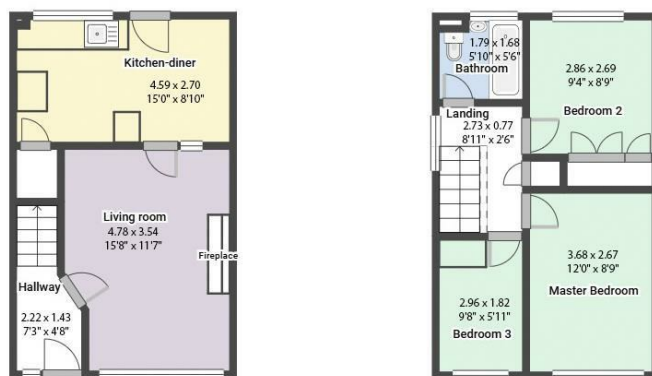
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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