

# HoldenCopley

PREPARE TO BE MOVED

Grindon Crescent, Bulwell, Nottinghamshire NG6 8BT

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£120,000

NO UPWARD CHAIN...

This end-terraced home is situated in a popular location, close to excellent transport links, well-regarded schools and a range of local amenities. The property would benefit from modernisation, making it a great purchase for a buyer looking for a project with plenty of potential. The ground floor comprises an entrance hall leading to a spacious living room, which in turn provides access to the kitchen. To the first floor are two double bedrooms serviced by a three-piece bathroom suite. Outside, the property boasts a lawned frontage with access to the rear. The rear garden is well established, featuring a variety of plants and shrubs, a greenhouse and a fence-panelled boundary, offering plenty of scope to create a fantastic outdoor space.

MUST BE VIEWED





- End Terraced House
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Plenty Of Potential
- Great Location
- Excellent Transport Links
- Must Be Viewed

GROUND FLOOR

Entrance Hall

5'0" x 2'9" (1.53m x 0.85m )  
The entrance hall has carpeted flooring, a fitted base unit, and a UPVC door providing access into the accommodation.

Living Room

13'4" x 11'7" (max) (4.07m x 3.55m (max))  
The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, a fireplace with a riled surround, and carpeted flooring.

Kitchen

13'3" x 6'6" (4.06m x 1.99m )  
The kitchen has base units with worktops, a stainless steel sink with taps and a drainer, space for a freestanding cooker, space for a fridge freezer, space and plumbing for a washing machine, a radiator, tiled splashback, access into the pantry, two UPVC double glazed windows to the rear elevation, and a door opening to the rear garden.

Pantry

5'0" x 2'9" (1.54m x 0.84m )  
The pantry has an obscure window to the side elevation, and ample storage.

Back Entry

3'1" x 2'9" (0.94m x 0.84m )  
The back entry has a door opening to the rear garden.

FIRST FLOOR

Landing

6'6" x 5'5" (max) (2.00m x 1.67m (max))  
The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

13'4" x 9'9" (max) (4.08m x 2.99m (max))  
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Two

9'7" x 8'6" (max) (2.94m x 2.60m (max))  
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bathroom

6'7" x 5'7" (2.01m x 1.71m )  
The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a tiled splashback, a radiator, and car pated flooring.

OUTSIDE

Front

To the front of the property is a lawn, and access to the rear garden.

Rear

To the rear of the property is a mature garden, with a greenhouse, and fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband – Fibre  
Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 1000Mbps  
Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G  
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 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

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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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