

HoldenCopley

PREPARE TO BE MOVED

Downing Gardens, Bulwell, Nottinghamshire NG6 8JX

Guide Price £100,000

Downing Gardens, Bulwell, Nottinghamshire NG6 8JX

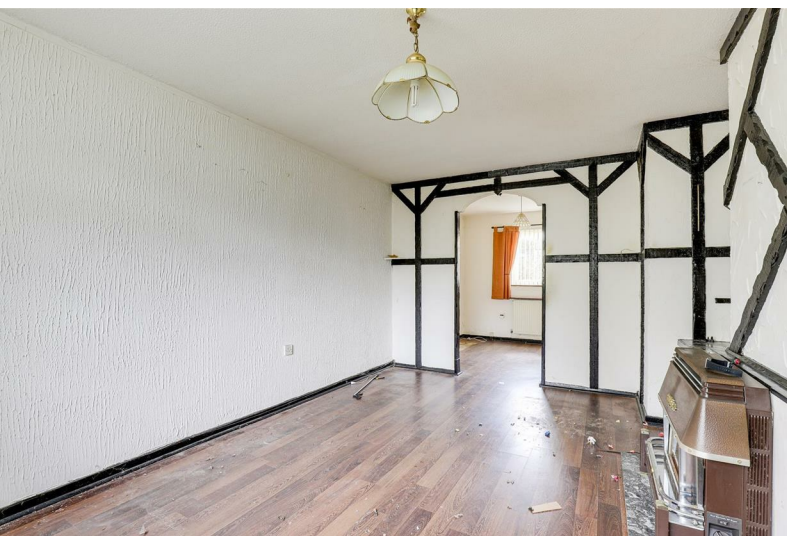


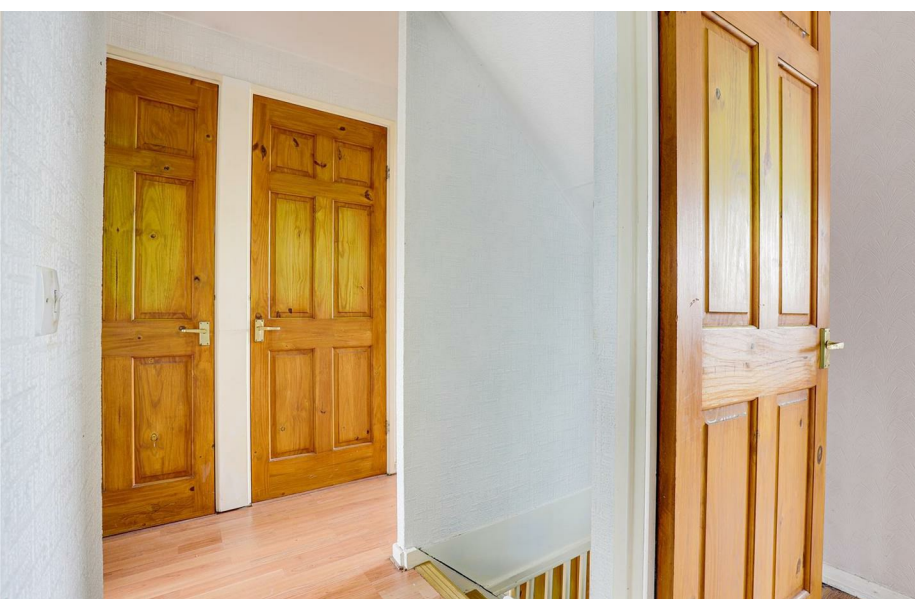
GUIDE PRICE: £100,000 - £120,000

NO UPWARD CHAIN...

A fantastic opportunity to acquire this mid-terraced house, ideally situated close to local shops and amenities. Offering excellent potential, this property would suit a variety of buyers looking for a project to put their own stamp on. The ground floor comprises an entrance hall with access to a convenient W/C, a spacious living room flowing into the dining room, which in turn leads to the kitchen and rear garden. Upstairs, there are three bedrooms and a three-piece shower room. Externally, the property benefits from a front lawn and on-street parking, while to the rear is an enclosed garden with a lawn, patio area, fence-panelled boundaries, and gated access.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Shower Room & Ground Floor W/C
- Enclosed Rear Garden
- Ideal For Investors
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12*2" x 5*9" (3.71m x 1.75m)

The entrance hall has wood-effect flooring, a radiator, an in-built cupboard, and a UPVC door providing access into the accommodation.

W/C

5*1" x 2*10" (1.56m x 0.88m)

This space has a UPVC double glazed windows to the front elevation, a low level flush W/C, a wall-mounted wash basin, and vinyl flooring.

Living Room

10*8" x 14*7" (3.26m x 4.45m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, and wood-effect flooring.

Dining Room

8*8" x 8*7" (2.66m x 2.62m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, and wood-effect flooring.

Kitchen

10*6" x 10*11" (3.21m x 3.34m)

The kitchen has fitted base and wall units with worktops and a breakfast bar, a sink with a mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, an in-built cupboard, a radiator, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

2*9" x 8*7" (0.85m x 2.64m)

The landing has wood-effect flooring, an in-built cupboard, access into the loft, and access to the first floor accommodation.

Master Bedroom

10*9" x 12*2" (3.30m x 3.73m)

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

Bedroom Two

11*0" x 12*9" (3.36m x 3.91m)

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

Bedroom Three

5*6" x 10*2" (1.69m x 3.10m)

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

Shower Room

6*6" x 6*3" (2.00m x 1.92m)

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, and on street parking.

Rear

To the rear of the property is an enclosed garden with a lawn, a patio area, a fence panelled boundary, and gated access.

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 – Yes

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.

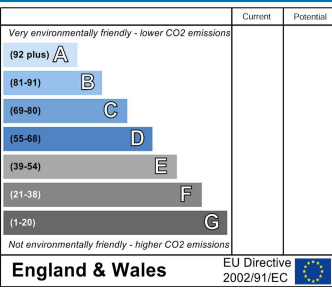
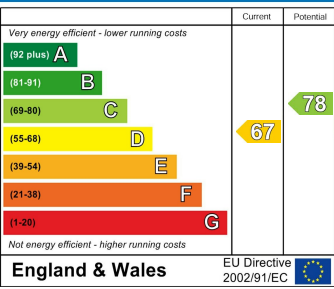
The vendor has advised the following:

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.

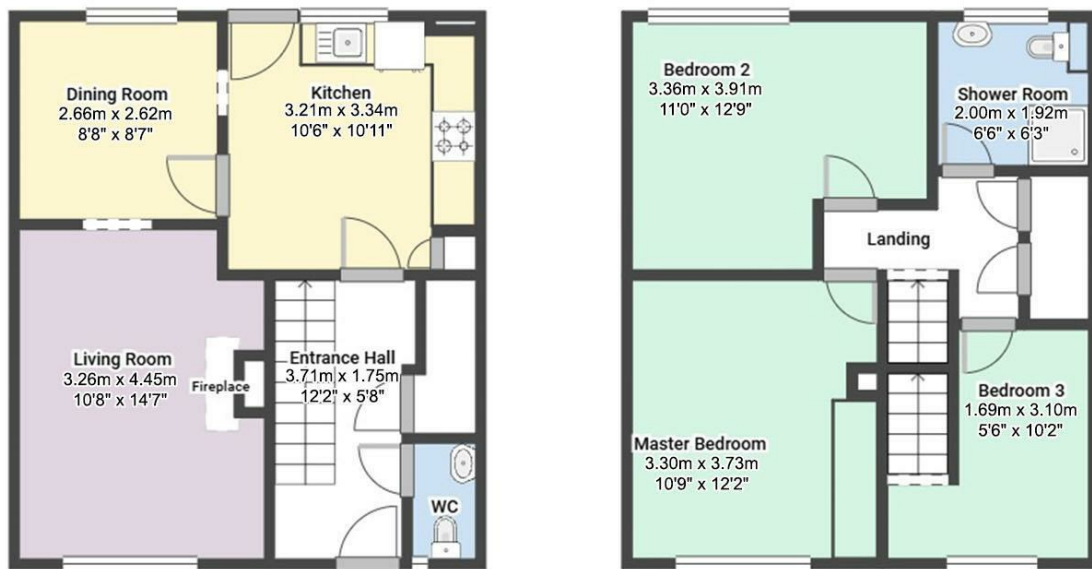
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



Downing Gardens, Bulwell, Nottinghamshire NG6 8JX

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

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.