

# HoldenCopley

PREPARE TO BE MOVED

Grindon Crescent, Bulwell, Nottinghamshire NG6 8BP

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Guide Price £140,000



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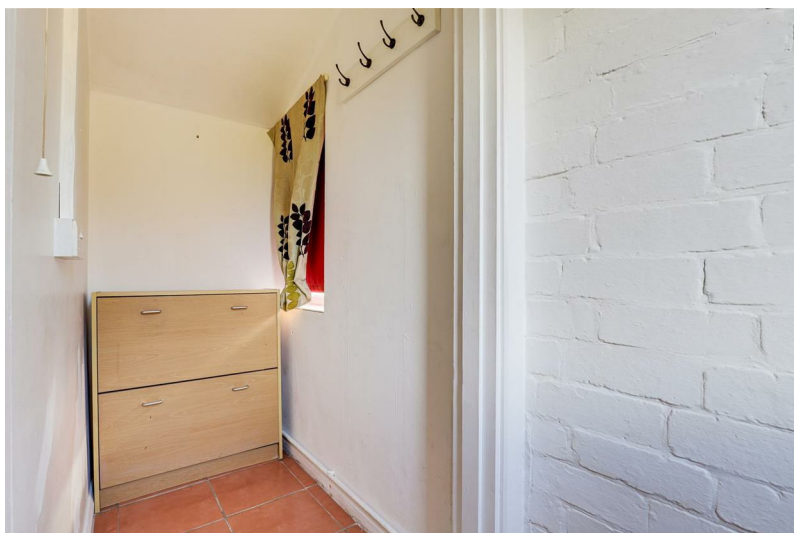


GREAT CONNECTING LOCATION...

GUIDE PRICE £140,000 - £150,000

This two-bedroom end-terraced home, presents an excellent opportunity for first-time buyers or investors alike. Located in a residential area, the property enjoys easy access to a range of local amenities, popular schools, and excellent transport links, including nearby tram stops. On the ground floor, you are welcomed by a bright and inviting entrance hall leading into a spacious living room, ideal for relaxing or entertaining. The property also features a fitted kitchen, thoughtfully designed for both practicality and style, and a convenient rear porch providing additional space for storage or everyday use. Upstairs, there are two generous double bedrooms, each benefiting from built-in storage, and a well-appointed three-piece bathroom suite. Externally, the home boasts a gated driveway at the front, offering parking for two vehicles, while the rear garden is generously sized, providing a lovely space for outdoor activities and entertaining.

MUST BE VIEWED







- End-Terraced House
- Two Double Bedrooms
- Living Room With Feature Fireplace
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Storage Space
- Gated Driveway
- Well-Maintained Rear Garden
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Entrance Hall

4'11" x 2'9" (1.25m x 0.84m)

The entrance hall has wood-effect flooring, carpeted stairs, a fitted base cupboard, and a composite door providing access into the accommodation.

Living Room

11'6" x 13'3" (3.53m x 4.06m)

The living room has a wood-framed double-glazed window to the front elevation, wood-effect flooring, coving to the ceiling, a radiator, a TV point, and a feature fireplace with a decorative surround.

Kitchen

6'6" x 13'4" (1.99m x 4.08m)

The kitchen has a range of fitted base units with rolled-edge worktops and breakfast bar, a stainless steel sink with taps and drainer, space for a cooker, space for a fridge freezer, space and plumbing for a washing machine and a separate tumble-dryer, tiled splashback, tiled flooring, a wall-mounted boiler, a radiator, coving to the ceiling, and two wood-framed double-glazed windows to the rear elevation.

Rear Porch

2'8" x 2'9" (0.83m x 0.86m)

The rear porch has tiled flooring, an in-built storage cupboard, and a single composite door providing access to the garden.

FIRST FLOOR

Landing

3'6" x 2'8" (1.07m x 0.82m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

9'10" x 13'3" (3.00m x 4.06m)

The main bedroom has a wood-framed double-glazed window to the front elevation, wood-effect flooring, a radiator, and an in-built cupboard.

Bedroom Two

9'10" x 8'5" (3.00m x 2.59m)

The second bedroom has a wood-framed double-glazed window to the rear elevation, wood-effect flooring, a radiator, and an in-built cupboard.

Bathroom

5'2" x 6'3" (1.60m x 1.91m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a bi-folding shower screen, partially tiled walls, tile-effect flooring, a radiator, an extractor fan, and a wood-framed double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawned garden, a gated driveway, a range of decorative plants and shrubs, rockery, and gated access to the garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a range of decorative plants and shrubs, a shed, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps

(upload)

Phone Signal – Mostly 4G & 5G coverage

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+

Area - Medium risk for surface water / very low risk for rivers & the sea

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.

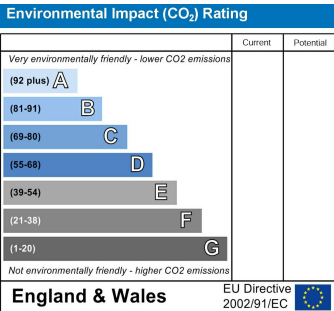
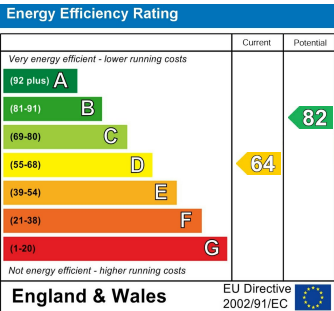
The vendor has advised the following:

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.

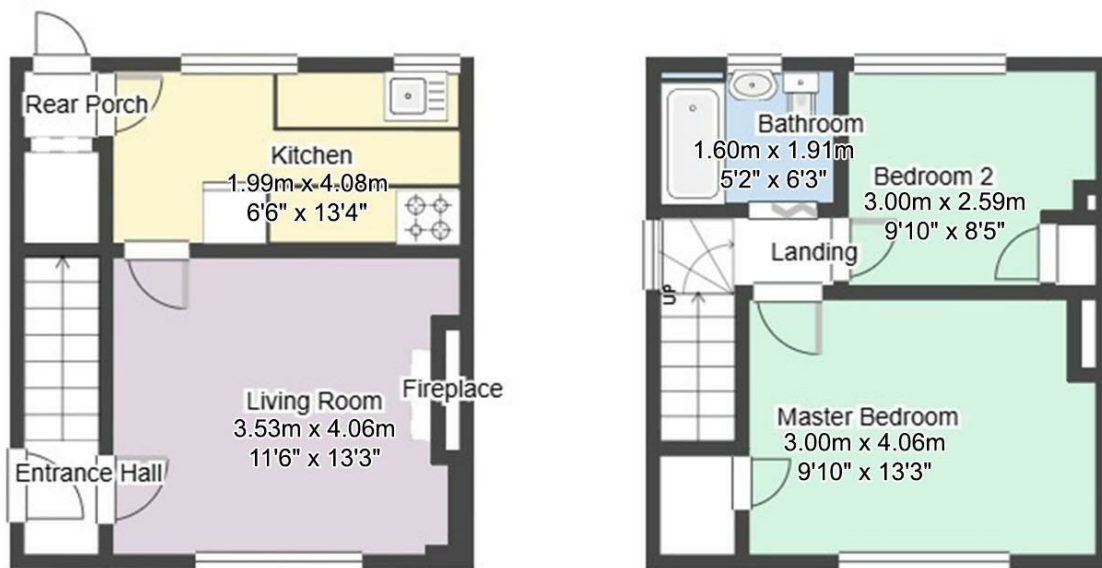
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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## 01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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