

HoldenCopley

PREPARE TO BE MOVED

Squires Avenue, Bulwell, Nottinghamshire NG6 8GL

Guide Price £190,000-£220,000

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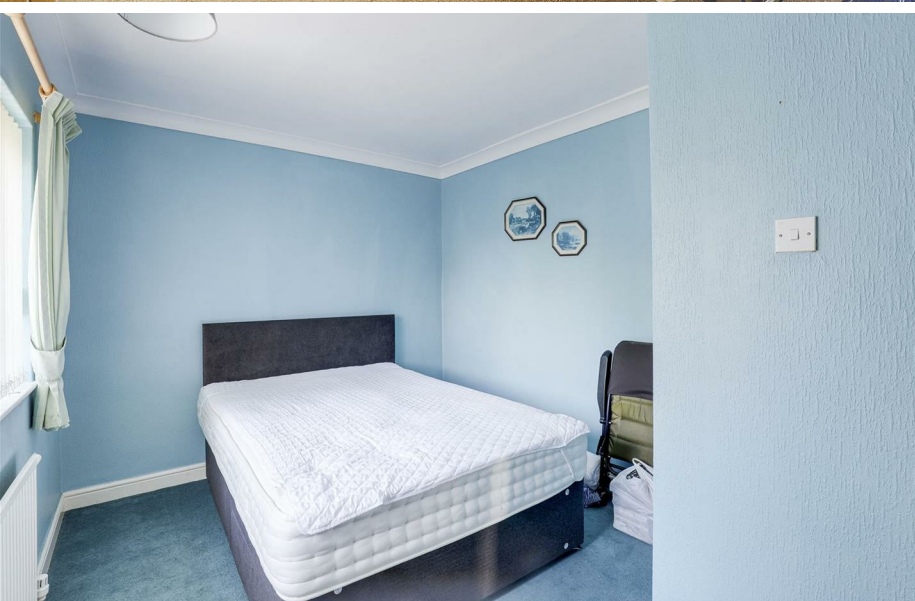
GUIDE PRICE £190,000 - £200,000

IDEAL FAMILY HOME...

This end of terraced house, offered with no upward chain, provides spacious and versatile accommodation, making it an ideal purchase for a range of buyers. Situated in a well-connected area, the property is close to local amenities, including the scenic Bulwell Hall Park, excellent schools, and transport links such as Bulwell Train Station, with easy access into Nottingham City Centre. The ground floor comprises an entrance hall, a convenient WC, a spacious living room running the full width of the house, a fitted kitchen, and a utility room, all completing a functional layout. A conservatory to the rear overlooks the garden, providing a bright and relaxing space. Upstairs, there are three double bedrooms and a contemporary three-piece bathroom suite. Externally, the property benefits from a driveway to the front and a private, enclosed rear garden featuring a patio area, a lawn, and well-stocked mature borders, creating an attractive outdoor space for relaxation and entertaining.

MUST BE VIEWED





- End Terrace House
- Three Bedrooms
- Spacious Living Room
- Conservatory
- Fitted Kitchen & Utility Room
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off Street Parking
- Well Maintained Rear Garden
- Popular Location





GROUND FLOOR

Entrance

The entrance has carpeted flooring, carpeted stairs to the first floor, a radiator, a telephone point, an obscured UPVC double glazed window to the front elevation and a UPVC door providing access into the accommodation.

Living Room

19’8" × 11’1" (6.01m × 3.38m)

The living room has carpeted flooring, cornice to the ceiling, a chimney breast with a fireplace with surround and hearth, a TV point, a radiator and UPVC sliding patio doors into the conservatory.

Conservatory

7’9" × 7’8" (2.37m × 2.34m)

The conservatory has tiled flooring, floor to ceiling UPVC double glazed windows and sliding patio doors to the rear garden.

Kitchen

11’0" × 8’9" (3.36m × 2.68m)

The kitchen has tiled flooring, partially tiled walls, a range of wall, drawer and base units with worktops above, space for a cooker oven with an extractor hood over, a white one and a half bowl sink with drainer and a mixer tap, an extractor fan, space and plumbing for a washing machine, space for an undercounter fridge, space for an undercounter freezer, cornice to the ceiling, a radiator, a breakfast bar and a UPVC double glazed window to the rear elevation.

Utility

7’8" × 4’1" (2.34m × 1.25m)

The utility has tiled flooring, cornice to the ceiling, a range of base units with worktop above, a built in storage cupboard, a UPVC double glazed window to the side elevation and an obscured glass UPVC door to the side elevation.

W/C

This space has vinyl flooring, a radiator, cornice to the ceiling, a low level W/C, a wall mounted combi boiler and an obscured UPVC double glazed window to the front elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, access into the loft space, a storage cupboard and access into the first floor accommodation.

Bedroom One

11’3" × 10’9" (3.44m × 3.29m)

The first bedroom has carpeted flooring, a radiator, cornice to the ceiling, a storage cupboard and a UPVC double glazed window to the front elevation.

Bedroom Two

13’3" max × 8’7" max (4.06m max × 2.63m max)

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

Bedroom Three

10’9" × 8’1" (3.28m × 2.47m)

The third bedroom has carpeted flooring, a radiator, cornice to the ceiling and a UPVC double glazed window to the front elevation.

Bathroom

8’6" × 6’5" (2.61m × 1.98m)

The bathroom has tiled flooring, tiled walls, a wash basin, a bath with an electric shower over, a shower screen, a low level W/C, a radiator, an obscured UPVC double glazed window to the rear elevation and an obscured UPVC double glazed window to the side elevation.

OUTSIDE

Front

To the front of the property there is a low maintenance garden laid to shrubs, steps leading to the front entrance door, external lighting, an integrated outside store, a paved driveway providing off street parking, a gate leading to the rear of the property, a wrought iron pedestrian entrance gate, double wrought iron vehicle gates and fenced boundaries.

Rear

To the rear of the property there is well maintained rear garden laid to lawn with

boarder flower beds, trees and shrubs, a raised paved seating area, a paved pathway with decorative boarder, paved patio seating area, external lighting and enclosed by fenced boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 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+
Flood Risk Area - Very low risk
Non-Standard Construction – No
Other Material Issues – The garden has been treated as part of a professional management plan for Japanese Knotweed, which is present in the local area. There is no Japanese Knotweed within the boundaries of this property. The adjoining property holds the treatment contract, which is now in its second year of a three-year plan, with no further payments due from the current owners. Documentation confirming the treatment plan, visits, and agreements is available upon request.
Any Legal Restrictions – No

DISCLAIMER

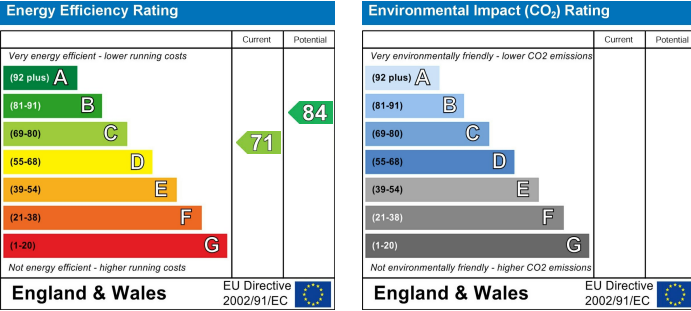
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.

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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