

HoldenCopley

PREPARE TO BE MOVED

Repton Road, Bulwell, Nottinghamshire NG6 9GF

£150,000

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IDEAL HOME FOR FIRST-TIME BUYERS...

GUIDE PRICE £150,000 - £160,000

This two-bedroom mid-terrace house is an ideal choice for first-time buyers, offering comfortable living in a convenient location. The property is situated close to a range of local amenities, including shops, schools, and excellent transport links, making it perfect for modern day-to-day living. The ground floor features an open-plan reception room with space for both living and dining, along with a modern kitchen equipped for all your culinary needs. Upstairs, there are two double bedrooms and a three-piece bathroom suite. Outside, the front offers access to on-street parking, while the rear boasts a generous garden with a patio seating area and a lawn, ideal for enjoying the outdoors.

MUST BE VIEWED!





- Mid-Terrace House
- Two Double Bedrooms
- Open-Plan Reception Rooms
- Modern Kitchen
- Three-Piece Bathroom Suite
- On-Street Parking
- Generous Sized Rear Garden
- Ideal For First-Time Buyers
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Living Room

14'2" x 11'8" (max) (4.33m x 3.56m (max))

The living room has carpeted flooring, a radiator, open-plan access to the dining area, a UPVC double-glazed bay window to the front elevation and a single UPVC door providing access into the accommodation.

Dining Room

16'0" x 11'8" (4.90m x 3.56m)

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

Kitchen

6'1" x 16'4" (1.87m x 4.98m)

The kitchen has a range of fitted base and wall units with worktops, a ceramic sink and a half with a drainer and a swan neck mixer tap, an integrated oven & hob, space and plumbing for a washing machine and a tumble dryer, partially tiled walls, a radiator, tiled flooring, a UPVC double-glazed window to the side elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

2'6" x 16'3" (0.77m x 4.96m)

The landing has carpeted flooring, a radiator, access to the first floor accommodation and access to the loft.

Master Bedroom

11'3" x 11'8" (3.45m x 3.56m)

The main bedroom has carpeted flooring, a radiator, an in-built fitted wardrobe and a UPVC double-glazed window to the front elevation.

Bedroom Two

8'9" x 12'11" (2.69m x 3.94m)

The second bedroom has carpeted flooring, a radiator, in-built fitted wardrobes and a UPVC double-glazed window to the rear elevation.

Bathroom

6'3" x 11'10" (1.91m x 3.62m)

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

OUTSIDE

Front

To the front of the property is access to on-street parking.

Rear

To the rear is a generous garden with a paved patio area, a lawn and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

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.

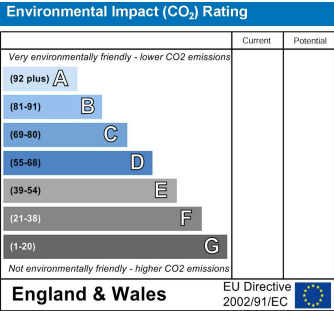
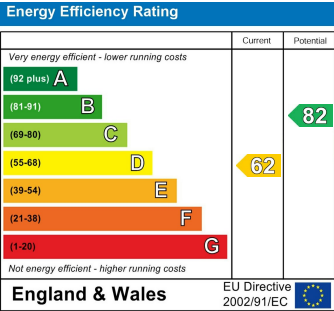
The vendor has advised the following:

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.

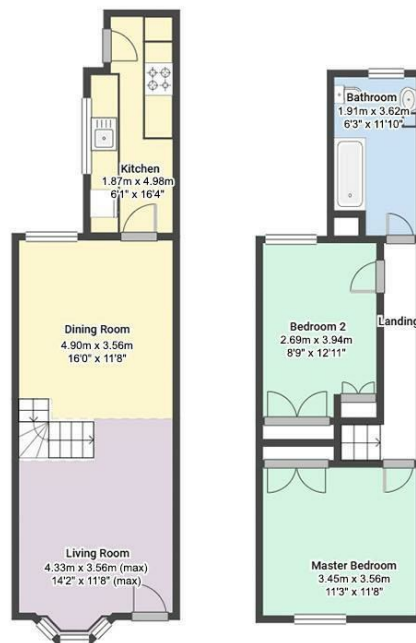
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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