

HoldenCopley

PREPARE TO BE MOVED

Rushcliffe Court, Bulwell, Nottinghamshire NG6 9LU

£220,000

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NO UPWARD CHAIN...

Introducing this three-bedroom detached bungalow, now available to the market with no upward chain. This home offers an ideal opportunity for buyers to put their own stamp on it. The property features an entrance hall, a spacious living room perfect for family gatherings and a fitted kitchen. There are three generously sized bedrooms and a three-piece bathroom suite, ensuring comfort. Additionally, a lovely conservatory provides extra living space, ideal for relaxation. Outside, the bungalow boasts a driveway, a garage and a private enclosed garden, offering a peaceful retreat. Nestled in a popular area with close proximity to Nottingham City Centre, this property is surrounded by a wealth of amenities, including shops, eateries and excellent transport links. Don't miss out on the chance to make this bungalow your own.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Conservatory
- Driveway & Garage
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

10'0" x 2'8" (3.06 x 0.83)

The entrance hall has carpeted flooring, an in-built storage cupboard and a single UPVC door providing access into the accommodation

Living Room

19'5" x 11'7" (5.93 x 3.54)

The living room has carpeted flooring, a fireplace with a decorative surround, a TV point, two radiators, coving to the ceiling and two windows to the front and side elevations

Kitchen

14'3" x 7'11" (4.36 x 2.42)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, space for an oven, an extractor hood, space for a fridge freezer, space and plumbing for a washing machine, a radiator, tiled splashback, tiled flooring, coving to the ceiling, a feature ceiling rose, a window to the side elevation and a single UPVC door providing access to the side elevation

Master Bedroom

11'8" x 8'5" (3.57 x 2.59)

The master bedroom has carpeted flooring, a range of fitted wardrobes and storage cupboards, a radiator, wall-mounted light fixtures, coving to the ceiling and a window to the rear elevation

Bedroom Two

12'3" x 8'11" (3.75 x 2.73)

The second bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC glass sliding door providing access to the conservatory

Conservatory

16'9" x 7'6" (5.13 x 2.31)

The conservatory has a UPVC double glazed window surround, a UPVC glass roof, a UPVC single and UPVC double French doors providing access to the rear garden

Bedroom Three

12'0" x 7'11" (3.66 x 2.42)

The third bedroom has carpeted flooring, a radiator, coving to the ceiling, a feature ceiling rose and a window to the front elevation

Bathroom

8'4" x 6'9" (2.56 x 2.07)

The bathroom has a low-level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, tiled flooring, partially tiled walls and a sky light

OUTSIDE

Front

To the front of the property is a driveway with gated access to the garage providing ample off-road parking, courtesy lighting and a range of plants and shrubs

Rear

To the rear of the property is a private enclosed garden with a block paved area, a lawn, courtesy lighting and panelled fencing

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 - Highest Download Speed 1000 Mbps. Highest Upload Speed 1000 Mbps.

Phone Signal – Good Coverage of 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – None

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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

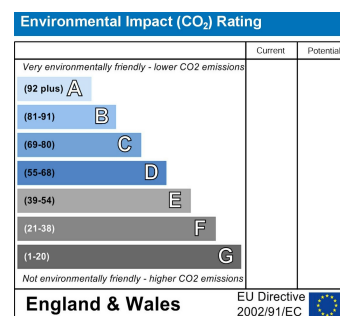
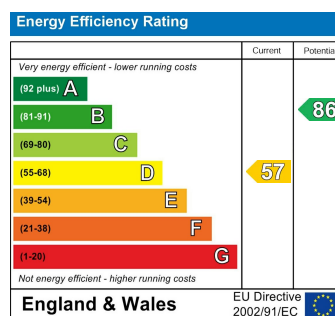
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

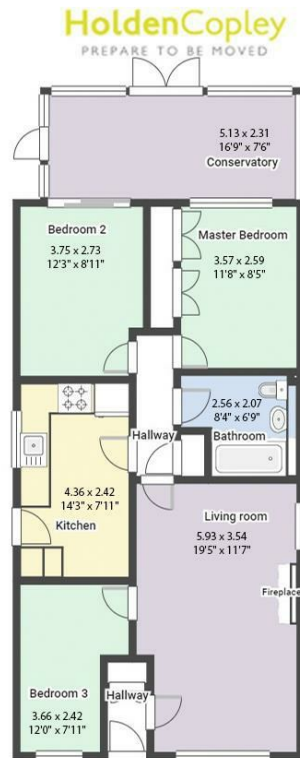
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Porch

4'5" x 3'0" (1.37 x 0.92)



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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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