

HoldenCopley

PREPARE TO BE MOVED

Broomhill Road, Bulwell, Nottinghamshire NG6 9GW

Guide Price £155,000 - £165,000

IDEAL FOR FIRST-TIME BUYERS...

This three-bedroom end-terraced house is perfect for first-time buyers seeking a comfortable and convenient home. Ideally situated close to local amenities, including shops, eateries, schools, and excellent commuting links. The ground floor features two inviting reception rooms, providing flexible living space, along with a fitted kitchen that meets all your culinary needs. On the upper level, you'll find two well-sized bedrooms and a three-piece bathroom suite. Additionally, the top floor boasts a further double bedroom. Outside, the property offers on-street parking at the front, while the rear garden includes a patio seating area surrounded by a variety of plants and shrubs, creating a peaceful outdoor retreat.

MUST BE VIEWED!



- End-Terraced House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Loft Space
- On-Street Parking
- Ideal For First-Time Buyers
- Close To Local Amenities
- Must Be Viewed

GROUND FLOOR

Living Room

13'3" x 12'0" (max) (4.04m x 3.66m (max))

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

Dining Room

11'11" x 11'4" (max) (3.64m x 3.47m (max))

The dining room has laminate wood-effect flooring, a radiator, a feature fireplace, an in-built storage cupboard, open access to the kitchen and double French doors opening out to the rear garden.

Kitchen

12'10" x 5'8" (3.93m x 1.74m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink with drainer and a swan neck mixer tap, an integrated oven & hob, space and plumbing for a washing machine, partially tiled walls, laminate wood-effect flooring, recessed spotlights and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

8'10" x 5'10" (max) (2.70m x 1.79m (max))

The landing has carpeted flooring, recessed spotlights and access to the first floor accommodation.

Master Bedroom

11'11" x 11'10" (max) (3.65m x 3.62m (max))

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

Bedroom Two

8'10" x 6'0" (2.71m x 1.85m)

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

Bathroom

8'7" x 6'10" (max) (2.64m x 2.09m (max))

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

SECOND FLOOR

Bedroom Three

24'3" x 11'7" (max) (7.39m x 3.53m (max))

The third bedroom has carpeted flooring, a radiator, recessed spotlights and a Velux window.

OUTSIDE

Front

To the front of the property is access to on-street parking, access to the rear garden and courtesy lighting.

Rear

To the rear of the property is an enclosed garden with a paved patio area, plants and shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – CityFibre, Virgin Media, Openreach

Broadband Speed – Ultrafast Broadband available with the highest download speed at 1000Mbps & 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 – 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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