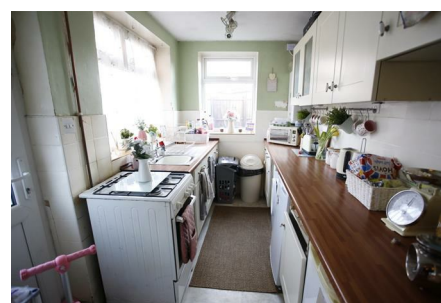


Burnaby Street, Nottingham, NG6 0AX



£140,000 Freehold



NO UPWARD CHAIN , ideal for first time buyers or investors.

Offered for sale is this two bedroom mid terrace property situated in Bulwell close to public shops, transport links and other amenities within a short distance from Bulwell Town Centre. Benefiting from an enclosed rear garden, two reception rooms and being a council tax band A we expect demand to be exceptionally high so call now to arrange a viewing and avoid disappointment.

The property comprises of:

Ground floor

Living Room 11'5" x 12'2"



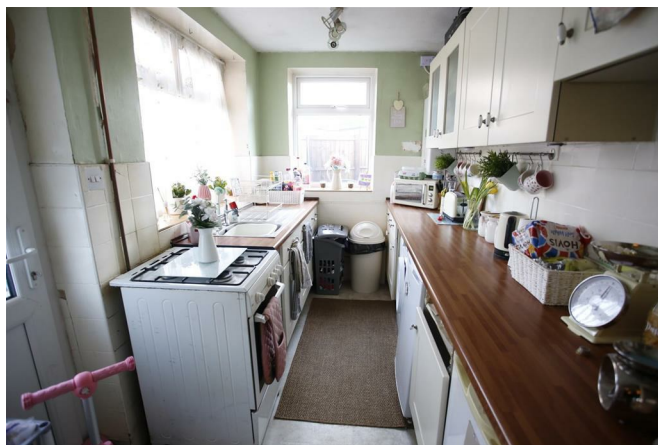
Includes UPVC door to front elevation five axis of property, double glazed windows front elevation, fireplace, and door to dining room.

Dining Room 11'4" x 9'4"



Includes radiator, double glazed window to rear elevation, door to kitchen, door to stairs leading to first floor landing, and door to under-stairs storage cupboard.

Kitchen 6'3" x 10'8"



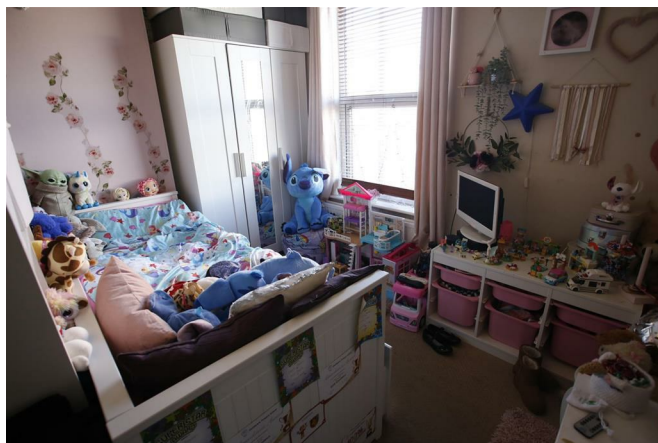
Includes rolltop worktops, a range of wall and base units, Combi boiler, stainless steel sink with stainless steel taps, double glazed window to side elevation, double glazed window to rear elevation, space for fridge, freezer, and washing machine, and UPVC door to side elevation into rear yard.

First Floor

Landing

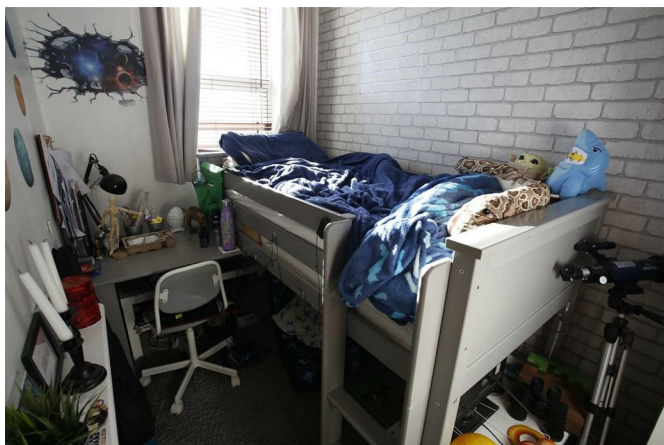
Includes door to bedroom one, bedroom two, and bathroom with loft access.

Bedroom One 11'4" x 12'3"



Includes double glazed window to front elevation, and radiator.

Bedroom Two 5'9" x 9'3"



Includes double glazed window to rear elevation and radiator with built-in storage cupboard.

Bathroom 5'1" x 6'1"



Include bath with stainless steel taps, electric shower, W. C, pedestal sink with stainless steel taps, radiator, and double glazed window to rear elevation.

External



To the front of the property there is on street parking, and the rear of the property is an enclosed rear garden with privacy fencing and artificial grass.

Other Information

The Council tax is a band A and the property is a Freehold Tenure, EPC Rating D.

Viewings are strictly via Belvoir so please call today and arrange a viewing to avoid disappointment.

NOTE All the measurements given in the details are approximate.

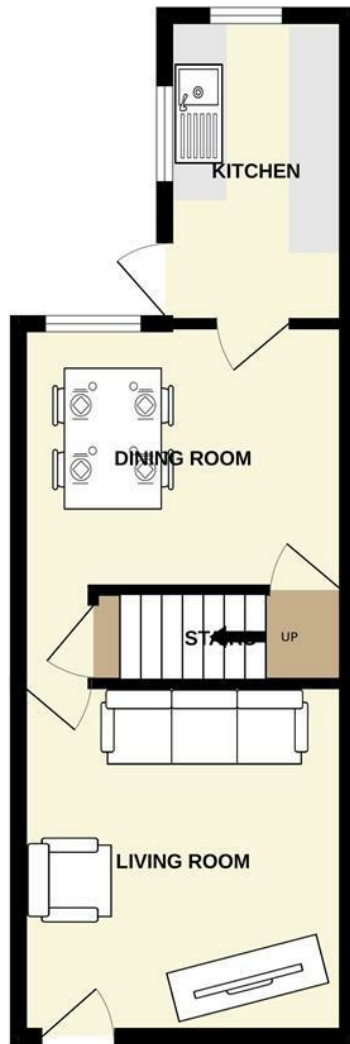
NOTE Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

NOTE Belvoir, for themselves and the Vendors of the property, whose Agents they are, give notice that:

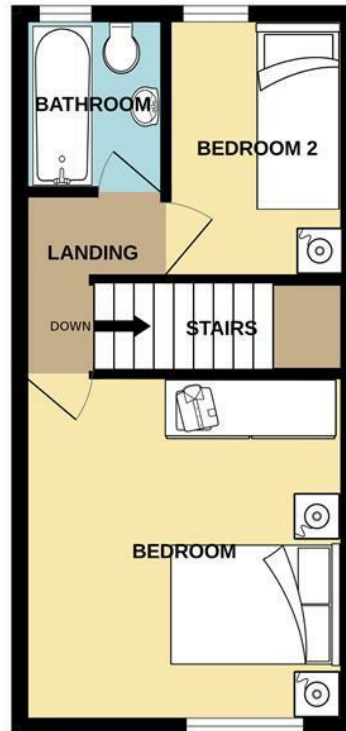
1 - These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract.

2 - No person in the employment of Belvoir has any authority to make or give any representation or warranty whatsoever in relation to the property.

GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.

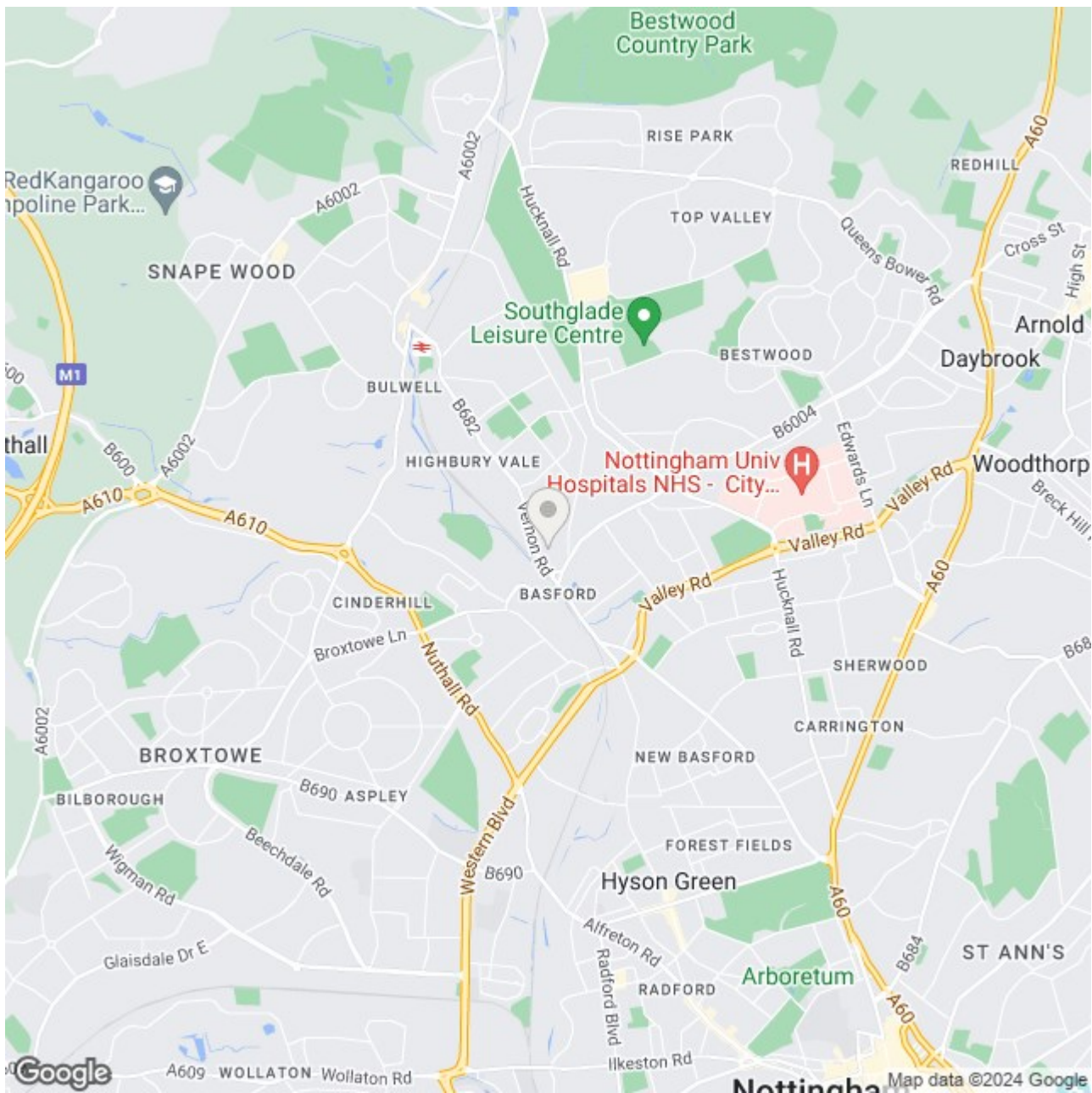


1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 631 sq.ft. (58.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	