

Muriel Street, Nottingham, NG6 8FS



Offers In Excess Of £150,000 Freehold



BELVOIR!



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Belvoir are delighted to bring to the market this two double bedroom end terrace home in the popular area of Bulwell. Situated just minutes from the Bulwell town centre, multiple amenities, and excellent transport links. This home offers spacious accommodation and is offered with no onward chain making it an ideal purchase for any first-time buyers looking to get onto the property ladder!

The property briefly comprises of; an entrance porch, hallway with stairs leading to the first floor, living diner with storage cupboard, fitted kitchen and conservatory to the ground floor and to the first floor there are two double bedrooms and family bathroom with four-piece suite.

Services - Gas, electricity, water, and drainage are connected.

Council Tax Band - The local authority has advised us that the property is in council tax band B

EPC Rating: D

Tenure: Freehold

These sales particulars have been prepared by Belvoir West Bridgford upon the instruction of the vendor. Any services, equipment and fittings mentioned in these sales particulars have NOT been tested, and accordingly, no warranties can be given. Prospective purchasers must take their own enquiries regarding such matters. These sales particulars are produced in good faith and not intended to form part of a contract.

Porch

3'11" x 2'9"

With wooden frame, wooden front door with single glazed windows with muntin design, wooden framed single glazed windows with muntin design to the front and left-hand side elevation and laminate flooring.

Hallway

With white painted wooden front door with decorative glass panel, carpet flooring to the hallway and up the stairs, wooden handrails to the right-hand side and wooden door with decorative glass panels leading into

Living diner

12'8" x 16'0"

With laminate flooring, wooden framed double-glazed windows with muntin design to the front elevation, radiator below the window, electric feature fireplace, fuse box, and under stairs storage cupboard.

Kitchen

12'8" x 7'6"

With wooden door with decorative glass panels leading into the room, neutral tile flooring, cream roll edge worktops, magnolia painted walls with peach palette tiles around the worktop areas, wood effect wall and base units and drawers, integrated freezer, space for an undercounter fridge, washing machine and dishwasher, gas oven and gas hob, extractor fan, one and a half sink with draining board, combi boiler, wooden framed single glazed window to the rear elevation and wooden door with frosted glass to the rear leading into

Conservatory

12'0" x 6'6"

With laminate flooring, brick walls to the front left and right elevations, stop tap and UPVC double glazed windows and double doors leading into the rear garden and a UPVC double glazed door with decorative glass to the left-hand side elevation.

Landing

With carpet flooring, wooden handrail, a loft hatch, and wooden doors leading in to the first-floor rooms.

Bedroom One

12'8" x 10'5"

A double bedroom with carpet flooring, wooden framed double-glazed windows with muntin design to the front elevation and radiator.

Bedroom Two

6'8" x 13'9"

A double bedroom with carpet flooring, wooden framed double-glazed window with muntin design to the rear elevation and radiator.

Bathroom

6'0" x 10'8"

With wood effect vinyl flooring, heated towel rail, bath with central taps and shower head, wc, sink basin, corner shower unit, painted walls, and white tiling to the

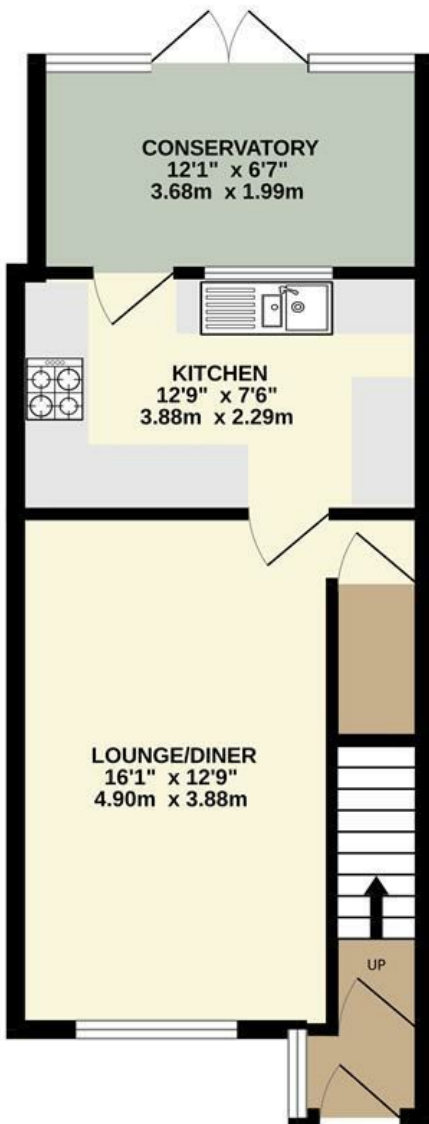
surround of the bath, shower and sink and wooden framed double glazed frosted glass window with muntin design to the rear elevation.

External

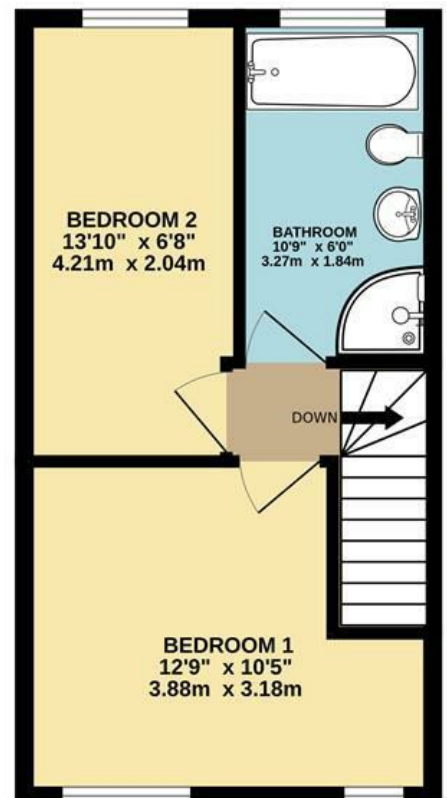
To the front of the property is a mid-level brick wall to the front and left elevation of the garden boundary, metal gate to enter, paved driveway along the right of the property, low level brick wall along the left of the front garden area, paving slabs in front of the porch, small trees, and shrubs.

To the rear there is a single garage with an up and over door to the front and window and door to the right of the garage. Wooden fencing to the right and rear elevation and brick wall to the left-hand side elevation, decking in front of the conservatory doors, paving slabs around the garage, raised flower bed and lawn.

GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



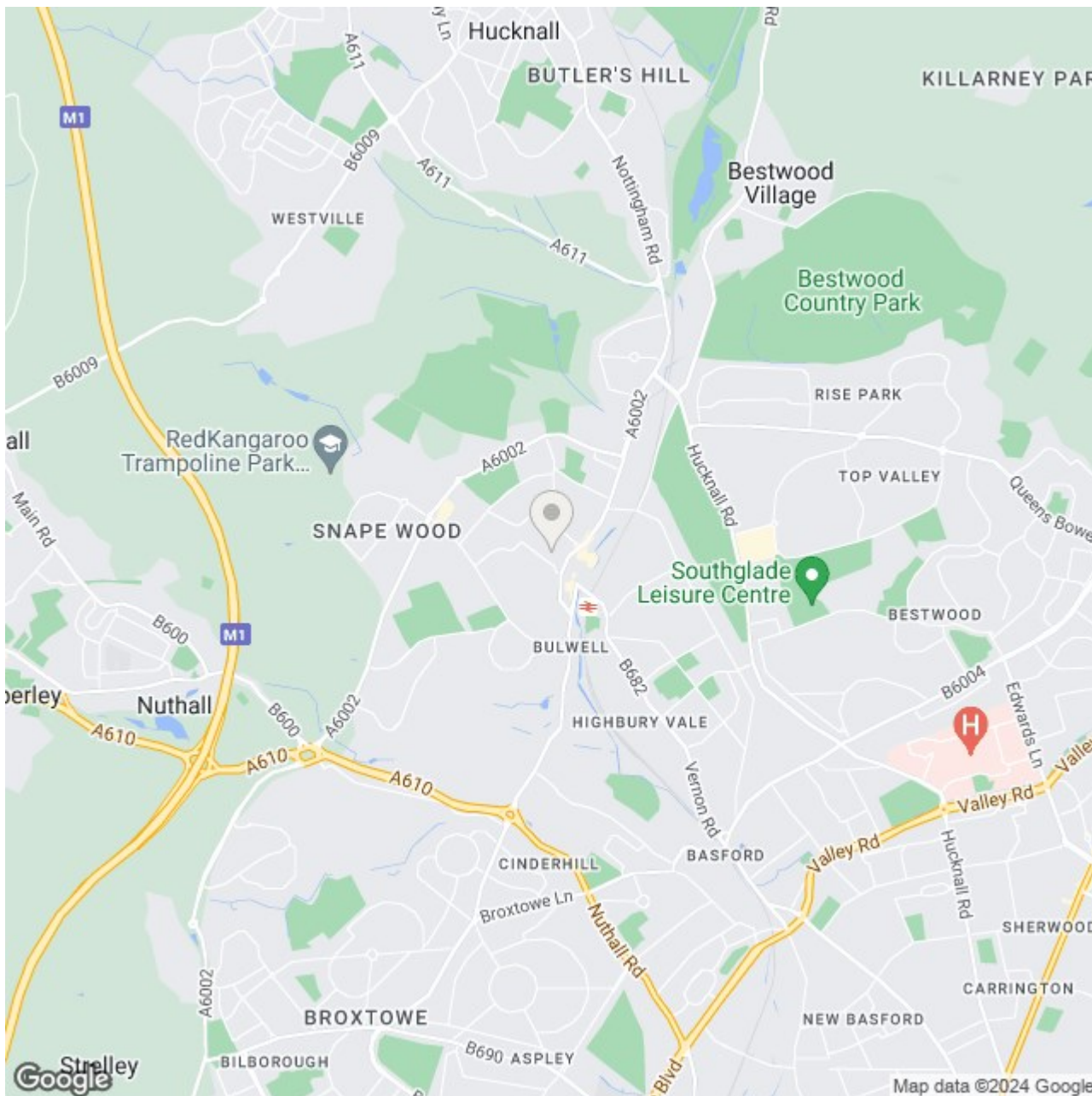
1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 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		
(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	