



Padley Close,
Bulwell, Nottingham
NG6 9ND

£195,000 Freehold



** IDEAL FIRST TIME BUY **

Robert Ellis Estate Agents are delighted to offer to the market this TWO-BEDROOM, SEMI-DETACHED PROPERTY situated in Bulwell, Nottingham. The property benefits from being situated close to local schools, shops, and transport links, within easy access to the M1 and City Hospital.

Upon entry, you are welcomed into the spacious hallway which allows access to the downstairs WC, modern kitchen with dining space and open plan lounge diner, featuring French doors which open onto the enclosed, low maintenance rear garden. The garden offers an ample patio with laid to lawn and access to the side, allowing you to reach the block paved driveway.

Stairs lead to landing, first double bedroom, second double bedroom and family bathroom featuring a three piece suite.

This is the ideal home for a first time buyer or investor- Contact the office now to arrange your viewing before it is too late!



Entrance Hallway

12'1" x 6'9" approx (3.7m x 2.06m approx)
UPVC composite front door with opaque double glazed window, Wall mounted radiator, carpeted flooring, internal doors leading into:

Lounge/Diner

12'0" x 14'6" approx (3.66m x 4.42m approx)
Carpeted flooring, wall mounted double radiator, UPVC double glazed French doors opening onto the rear garden

Kitchen

11'8" x 7'4" approx (3.56m x 2.26m approx)
UPVC double glazed window to the front, fitted wall and base units, four ring gas hob with extractor fan over and integrated oven below, space for a washing machine, stainless steel sink with dual heat tap, space for a fridge freezer, wall mounted radiator.

Ground Floor WC

3'0" x 4'9" approx (0.92m x 1.45m approx)
Vinyl flooring, wall mounted radiator, corner wall mounted sink with hot and cold tap, partially tiled walls and WC

First Floor Landing

6'8" x 6'3" approx (2.04m x 1.92m approx)
Carpeted flooring, wall mounted radiator, internal doors leading into:

Bedroom 1

8'9" x 14'6" approx (2.69m x 4.43m approx)
Carpeted flooring, UPVC double glazed window and wall mounted radiator.

Bedroom 2

7'7" x 14'6" approx (2.32m x 4.42m approx)
Carpeted flooring, two UPVC double glazed windows, double wall mounted radiator, overstairs storage cupboard (0.84m x 1.07m).

Bathroom

7'5" x 5'4" approx (2.27m x 1.64m approx)
Vinyl flooring, partially tiled walls, wall mounted radiator, bath with dual heat tap and hand held shower, low flush WC, sink with hot and cold tap, opaque UPVC double glazed window.

Outside

To the front of the property there is a paved path with slate borders and a block paved driveway providing off road parking.

To the rear there is a patio area with lawn, space for a shed, fencing to the boundaries, side access gate and slate borders.

Council Tax

Nottingham Council Band A

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

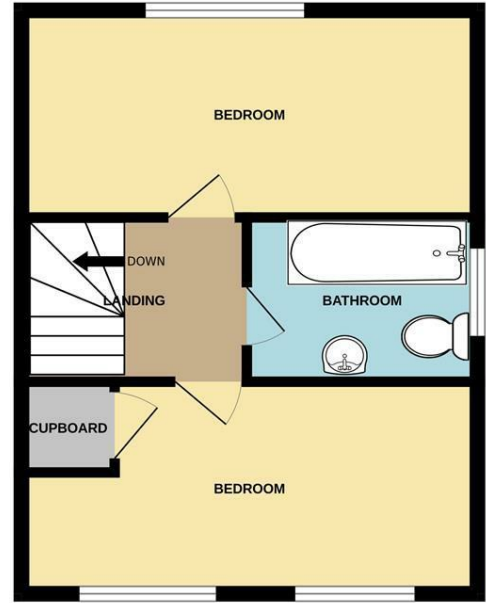
Other Material Issues – No



GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

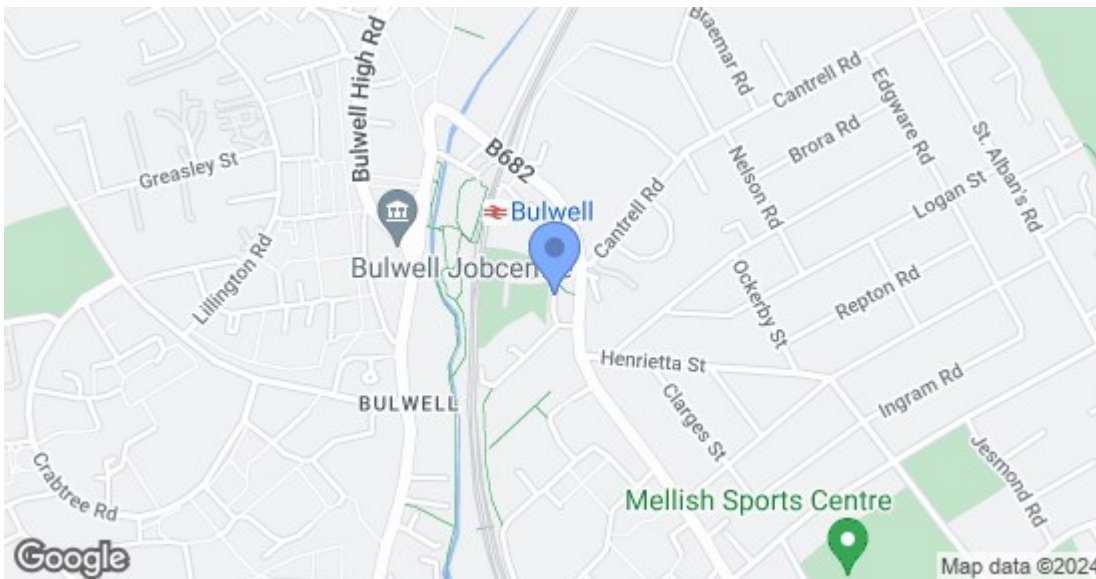


1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.0 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			92
(81-91) B		78	
(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 (CO ₂) 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	

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