



9 Thames Street,  
Bulwell, NG6 8HW

**TJ**  
THOMAS  
JAMES



# 9 Thames Street, Bulwell, NG6 8HW

This semi detached home is offered to the market with no upward chain, and in need of some refurbishment.

The property provides accommodation arranged over three floors including; an entrance hall, two reception rooms, a kitchen, and a wetroom on the ground floor, three bedrooms on the first floor, and a further bedroom on the second floor.

Benefiting from gas central heating and UPVC double glazing, the property also has a garden area to the rear.

The property is conveniently situated for access to facilities in Bulwell, and is close to local transport links and main road routes to Nottingham City Centre.

An ideal investment purchase.

**Guide Price £125,000**





## GROUND FLOOR ACCOMMODATION

### Composite & Double Glazed Entrance Door

Opens to the:-

### Entrance Hall

Ceiling light point, radiator, access to the front and rear reception rooms.

### Front Reception Room 10'4" x 12'4" (3.17 x 3.76)

UPVC double glazed window to the front elevation, ceiling light point, radiator, two built in meter cupboards, television aerial connection point, telephone connection point.

### Rear Reception Room 13'5" x 12'4" (4.11 x 3.76)

UPVC double glazed window to the rear elevation, ceiling light point, radiator, built in cupboard housing the Worcester combination boiler, stairs off to the first floor, under stairs storage cupboard, built in storage cupboard, access to the:-

### Kitchen 11'6" x 7'2" (3.51 x 2.19)

Units fitted to the wall and base, single drainer stainless steel sink and drainer unit with cupboards under, plumbing for a washing machine, gas and electric cooker points.

UPVC double glazed window to the side elevation, UPVC door giving access to the rear yard, access to the:-

### Ground Floor Wetroom

Fitted with a wall mounted shower, under floor drainage, a low flush wc, and a pedestal wash hand basin.

UPVC double glazed window to the side elevation, ceiling light point, extractor fan, fully tiled walls.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

Stairs off to the second floor, loft access hatch, access to three bedrooms.

### Bedroom One 14'2" x 12'4" (4.34 x 3.77)

UPVC double glazed window to the front elevation, ceiling light point, radiator, under stairs storage area.

### Bedroom Two 12'3" x 8'10" (3.75 x 2.71)

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

### Bedroom Three 11'6" x 7'3" (3.53 x 2.23)

UPVC double glazed window to the side elevation, ceiling light point, radiator.

### Second Floor Bedroom 13'0" x 10'11" (3.97 x 3.34)

UPVC double glazed window to the side elevation, ceiling light point, radiator.

## OUTSIDE

At the front, the property is flush to the pavement.

To the rear of the property there is a block paved area, and steps up to a raised garden area.

### Council Tax Band

Council Tax Band B. Nottingham City Council.

Amount Payable 2024/2025 £1,967.54.

### Referral Arrangement Note

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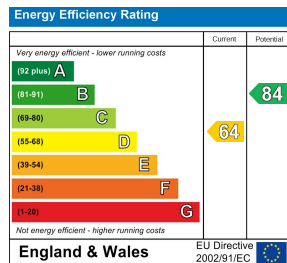


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