



167 Logan Street, Bulwell, NG6 9FX

£115,000

 2  1  2  E





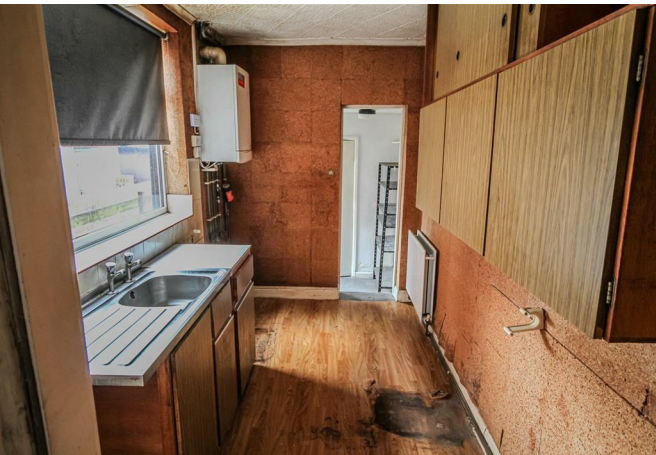




# 167 Logan Street Bulwell, NG6 9FX

- End terraced house
- First floor bathroom
- Rear yard & garden
- Two bedrooms
- Lounge & dining room
- Kitchen & rear entrance lobby

A two bedroom end terraced house with rear garden, in need of modernisation providing a great opportunity to make it your own! NO UPWARD CHAIN!!



£115,000



## Overview

The property has a front entrance porch leading through to the lounge, with double doors to the dining room with open-plan staircase, kitchen and rear entrance lobby. Upstairs there are two bedrooms and a bathroom and the property also has UPVC double glazing and gas central heating with a combination boiler.

## Entrance Porch

With front entrance door and secondary door through to the lounge.

## Lounge

With a full-width stone fireplace and side plinths, UPVC double-glazed front window, radiator, two wall light points and double doors opening to the dining room.

## Dining Room

Stairs to the first floor landing, UPVC double glazed rear window, radiator and door through to the kitchen.



## Kitchen

A range of wall and base units with stainless steel sink unit and drainer, gas cooker point, wall mounted combination gas boiler, radiator, UPVC double glazed side window and door leading to the rear entrance lobby.

## Rear Entrance Lobby

With a door leading out to the rear yard.

## First Floor Landing

Radiator, doors to bathroom and both bedrooms.

## Bedroom 1

UPVC double glazed front window and radiator.

## Bedroom 2

UPVC double glazed rear window and radiator.

## Bathroom

Consisting of a bath with a tiled surround, pedestal wash basin and dual flush toilet. Radiator, airing cupboard, and UPVC double glazed rear window.

## Outside

From the front a shared side gated access leads to the rear. To the rear is a yard area enclosed with fencing with a garden shed. Access across the shared pedestrian path leads through a gate and down to the main garden which is lawned with a fence perimeter and greenhouse.

## Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band A

PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: TBC

CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: No

FLOOD RISK: No

ASBESTOS PRESENT: TBC

ANY KNOWN EXTERNAL FACTORS: TBC

LOCATION OF BOILER: Kitchen





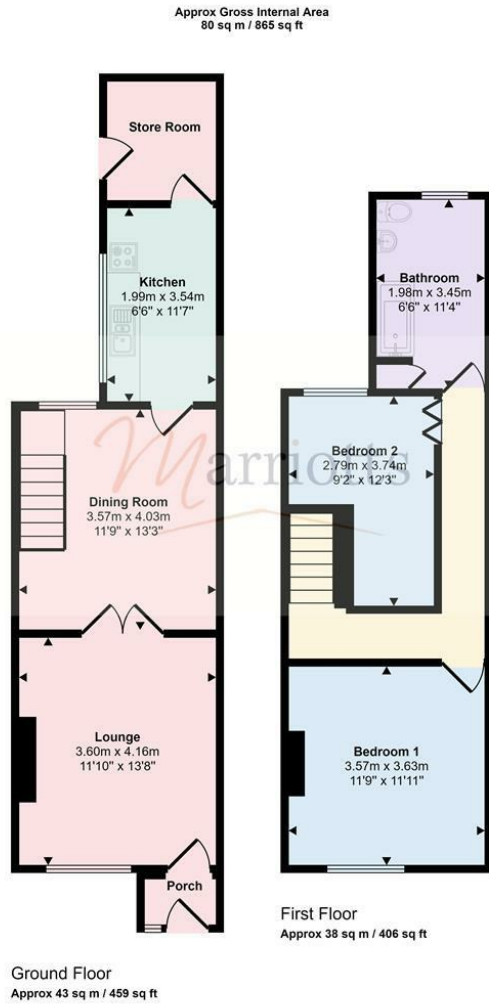






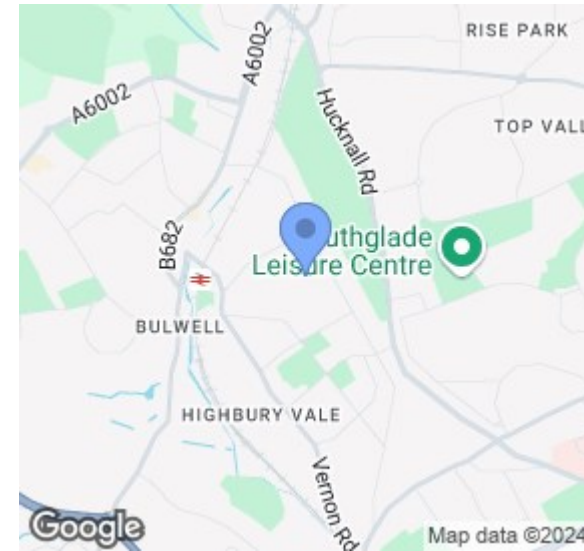
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: British Gas  
MAINS ELECTRICITY PROVIDER: Eon  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: TBC  
BROADBAND AVAILABILITY: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: Not available  
ACCESS AND SAFETY INFORMATION: Flat at the front  
and rear. Step down to main rear garden





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

[www.marriotts.net](http://www.marriotts.net)

