



149 Bulwell Lane, Highbury Vale, NG6 0BS

£145,000



Marriotts



149 Bulwell Lane Highbury Vale, NG6 oBS

- Mid Terraced house
- Three double bedrooms
- Modern fitted kitchen with appliances
- Ground floor bathroom
- Three storey
- NO UPWARD CHAIN

Three storey mid terraced house with three double bedrooms located just off Vernon Road, which leads through Highbury Vale to Bulwell town centre, offering a wide range of shops and amenities. Basford Crossing tram stop is also very close by, taking you directly in to the city centre. For sale with NO UPWARD CHAIN!

£145,000



Overview

Accommodation consists of a front lounge with composite entrance door, recently refurbished dining kitchen with built-in oven, hob and dishwasher, rear entrance lobby and modernised downstairs bathroom with rain shower over the bath. On the first floor are two double bedrooms, with the third double bedroom on the top floor. The property also has UPVC double glazing, gas central heating with a Baxi combination boiler and an enclosed rear garden.

Lounge

With composite front entrance door, UPVC double glazed window, two separate meter cupboards housing the smart meters and RCD board, radiator and door leading through to the kitchen diner.



Kitchen Diner

Recently refurbished with a range of units with marble style worktops, tiled splashbacks and inset stainless steel sink unit and drainer. Appliances consist of an integrated electric double oven, four-ring gas hob with a brushed steel extractor canopy and integrated Bosch dishwasher. Laminate flooring, under-stair cupboard, radiator, concealed Baxi combination gas boiler, UPVC double glazed rear window and doorway through to the rear entrance lobby.

Entrance Lobby

UPVC double-glazed side door, laminate flooring and door through to the bathroom.

Bathroom

Consisting of a shaped bath and screen with full-height tiling, fixed head rain shower and second hand-held mixer, pedestal wash basin and dual flush toilet. Tiled floor, extractor fan and UPVC double glazed sized window.

First Floor Landing

With stairs to the second floor and doors to bedrooms 1 and 2.

Bedroom 1

UPVC double-glazed front window and radiator.

Bedroom 2

UPVC double glazed rear window and radiator.

Bedroom 3

With large Velux window, radiator and eaves storage.

Outside

To the rear is a yard area leading to the rear garden which has an artificial lawn, fenced perimeter and paved pathway leading to rear gated pedestrian access.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band A





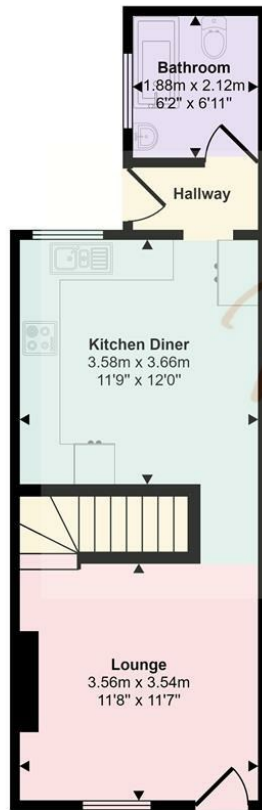


PROPERTY CONSTRUCTION: Solid Brick
 ANY RIGHTS OF WAY AFFECTING PROPERTY: TBC
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
 FLOOD RISK: no
 ASBESTOS PRESENT: TBC
 ANY KNOWN EXTERNAL FACTORS: TBC
 LOCATION OF BOILER:
 UTILITIES - mains gas, electric, water and sewerage.
 MAINS GAS PROVIDER: So Energy Trading Limited
 MAINS ELECTRICITY PROVIDER: So Energy
 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

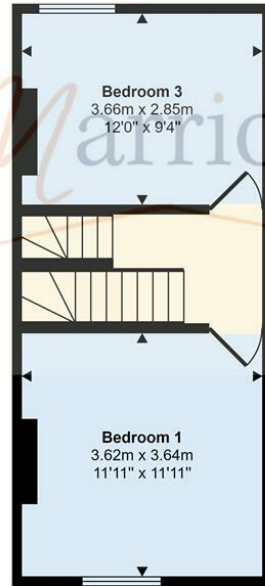




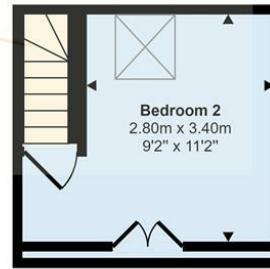
Approx Gross Internal Area
80 sq m / 863 sq ft



Ground Floor
Approx 36 sq m / 389 sq ft



First Floor
Approx 31 sq m / 330 sq ft

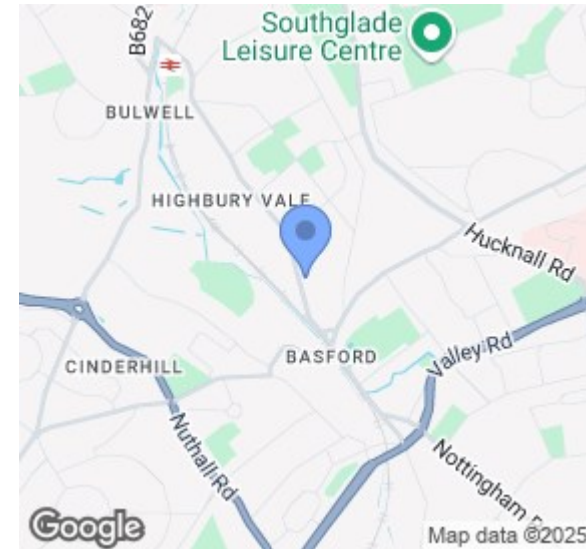


Second Floor
Approx 13 sq m / 145 sq ft

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) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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).

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