

HoldenCopley

PREPARE TO BE MOVED

Downing Gardens, Bulwell, Nottinghamshire NG6 8JX

Guide Price £100,000

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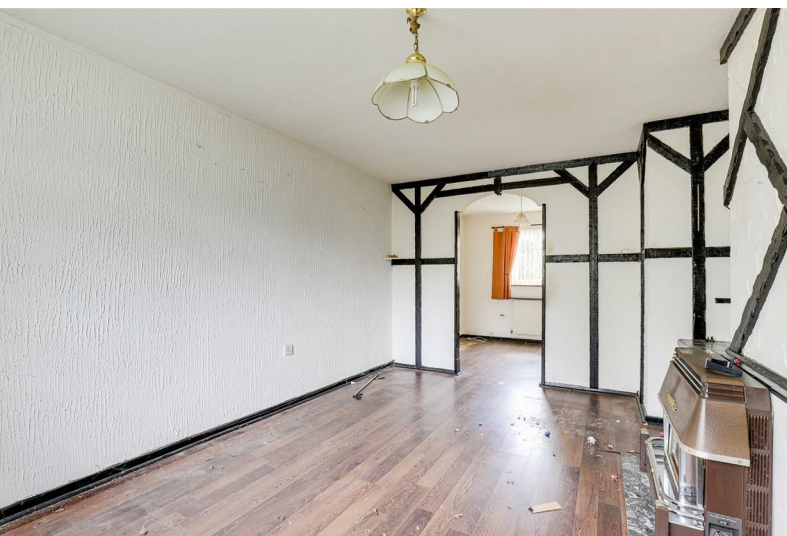


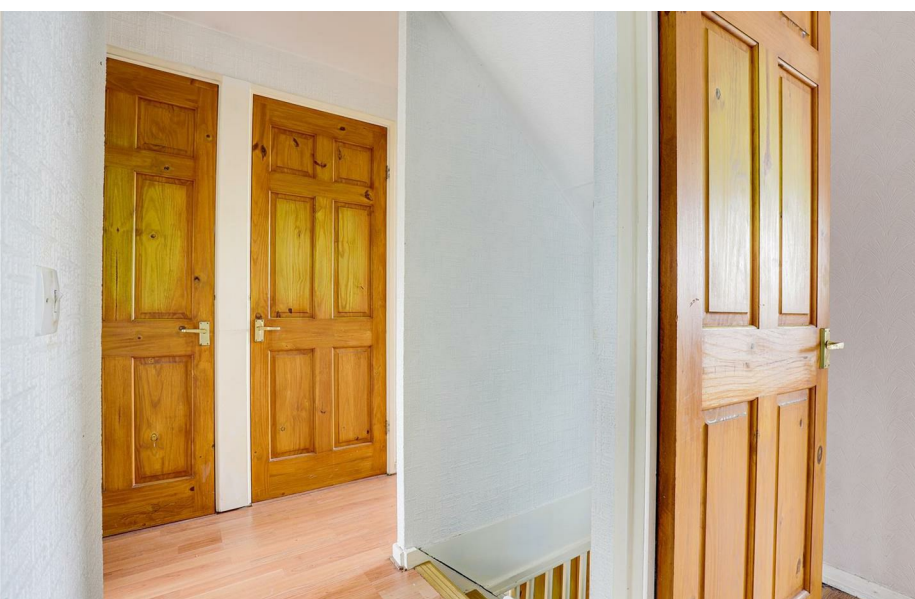
GUIDE PRICE: £100,000 - £120,000

NO UPWARD CHAIN...

A fantastic opportunity to acquire this mid-terraced house, ideally situated close to local shops and amenities. Offering excellent potential, this property would suit a variety of buyers looking for a project to put their own stamp on. The ground floor comprises an entrance hall with access to a convenient W/C, a spacious living room flowing into the dining room, which in turn leads to the kitchen and rear garden. Upstairs, there are three bedrooms and a three-piece shower room. Externally, the property benefits from a front lawn and on-street parking, while to the rear is an enclosed garden with a lawn, patio area, fence-panelled boundaries, and gated access.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Shower Room & Ground Floor W/C
- Enclosed Rear Garden
- Ideal For Investors
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12*2" x 5*9" (3.71m x 1.75m)

The entrance hall has wood-effect flooring, a radiator, an in-built cupboard, and a UPVC door providing access into the accommodation.

W/C

5*1" x 2*10" (1.56m x 0.88m)

This space has a UPVC double glazed windows to the front elevation, a low level flush W/C, a wall-mounted wash basin, and vinyl flooring.

Living Room

10*8" x 14*7" (3.26m x 4.45m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, and wood-effect flooring.

Dining Room

8*8" x 8*7" (2.66m x 2.62m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, and wood-effect flooring.

Kitchen

10*6" x 10*11" (3.21m x 3.34m)

The kitchen has fitted base and wall units with worktops and a breakfast bar, a sink with a mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine, an in-built cupboard, a radiator, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

2*9" x 8*7" (0.85m x 2.64m)

The landing has wood-effect flooring, an in-built cupboard, access into the loft, and access to the first floor accommodation.

Master Bedroom

10*9" x 12*2" (3.30m x 3.73m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, and wood-effect flooring.

Bedroom Two

11*0" x 12*9" (3.36m x 3.91m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Three

5*6" x 10*2" (1.69m x 3.10m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, a dado rail, and wood-effect flooring.

Shower Room

6*6" x 6*3" (2.00m x 1.92m)

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn, and on street parking.

Rear

To the rear of the property is an enclosed garden with a lawn, a patio area, a fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed

1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – Yes

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

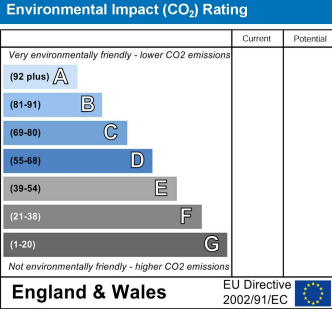
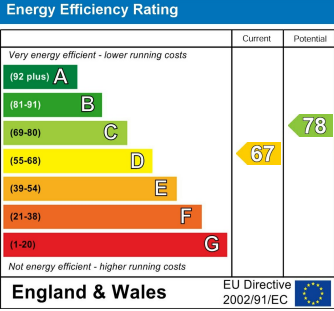
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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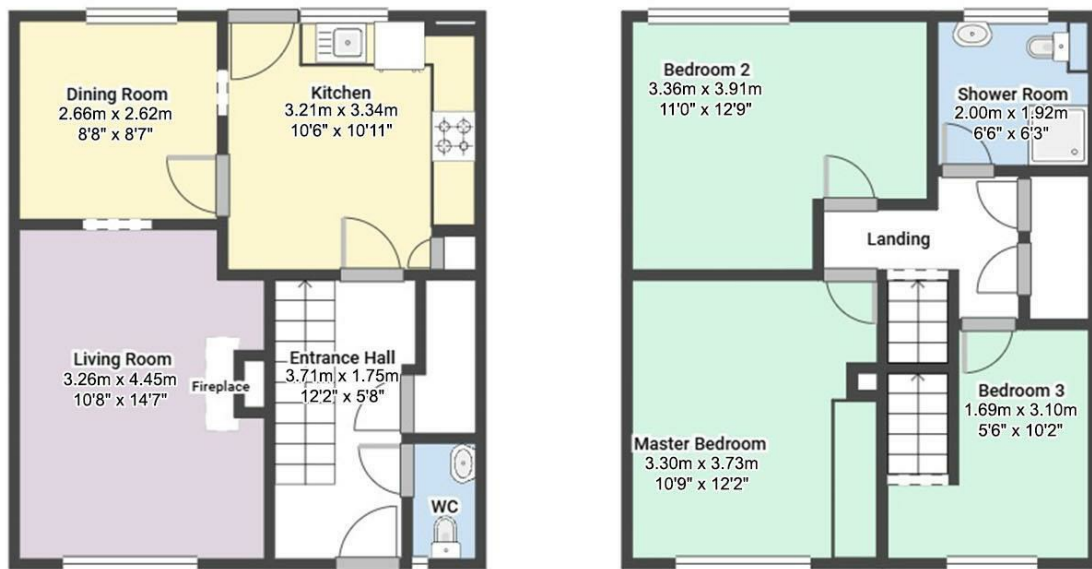
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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