



65 Bullfinch Road, Basford, NG6 0NJ

£190,000



Marriotts



65 Bullfinch Road Basford, NG6 0NJ

- Modern semi-detached house
- Two bedrooms
- Open plan living room
- Fully refurbished
- New kitchen & bathroom
- Cu-de-sac location

FULLY REFURBISHED!! Modern semi-detached house in a cul-de-sac location, forming part of a popular development just a short walk from Basford Crossings and local tram stop. The property has recently undergone extensive modernisation, with a brand new kitchen, bathroom, combination boiler, new carpets and flooring throughout. The garden has been overhauled and has artificial grass with raised sleeper beds and there is tandem parking to the front. **GREAT FIRST TIME BUY!!**



£190,000



Entrance Hall

With a composite front entrance door, radiator, wall-mounted RCD board, door through to the living room and archway through to the kitchen.

Kitchen

Brand new wall and basin with wood-effect worktops, soft-close doors and drawers and an inset one-and-a-half bowl stainless steel sink unit and drainer with tiled splashbacks. Integrated brushed steel trim electric oven, four-ring gas hob with extractor hood, space for an upright fridge freezer and plumbing for a washing machine. Grey wood-style flooring and UPVC double-glazed front window.

Living Room

With an open plan spindled staircase leading to the first floor, two radiators, TV and telephone points and UPVC double-glazed doors leading out to the rear garden.

First Floor Landing

Loft access and storage cupboard.

Bedroom 1

Built-in double wardrobe, UPVC double-glazed rear window and radiator.

Bedroom 2

Built-in single wardrobe, UPVC double-glazed front window and radiator.

Bathroom

A newly fitted suite in white consisting of a bath with glass screen and full-height marble effect shower boarding, dual flush soft close toilet and wash basin with vanity base cupboards. Electric shaver point, chrome ladder towel rail, extractor fan and UPVC double-glazed front window.

Outside

To the front is a plum slate garden and tandem parking for two cars. Side-gated access leads to the rear, where there's a full-width stone-flagged patio, artificial lawn and raised sleeper edge bed, enclosed with a concrete post and fence panelled perimeter.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City - Band B

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: kitchen

UTILITIES - mains gas, electric, water and sewerage.

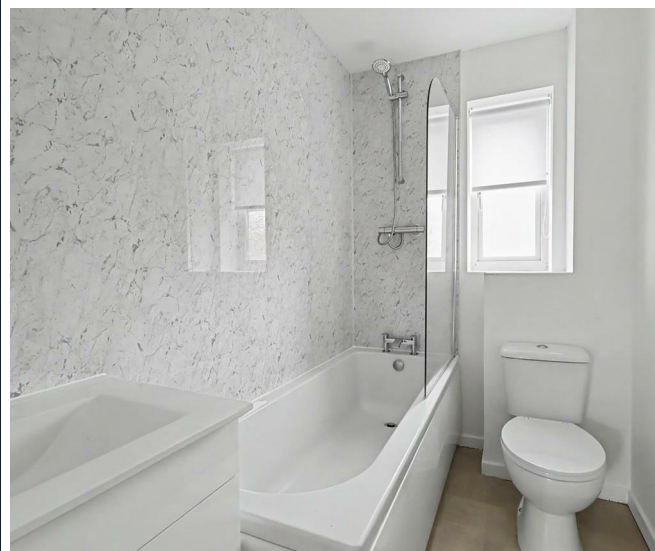
MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

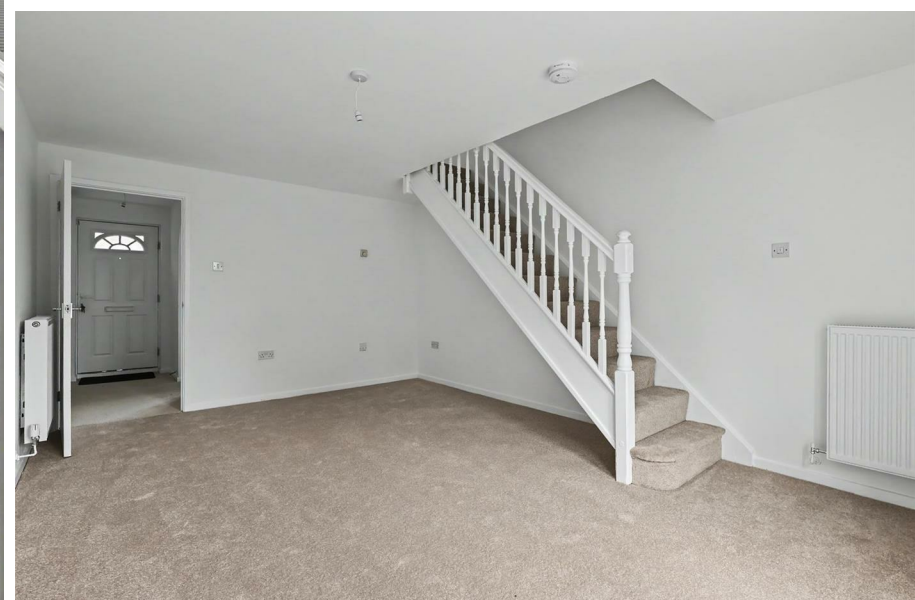
WATER METER: yes



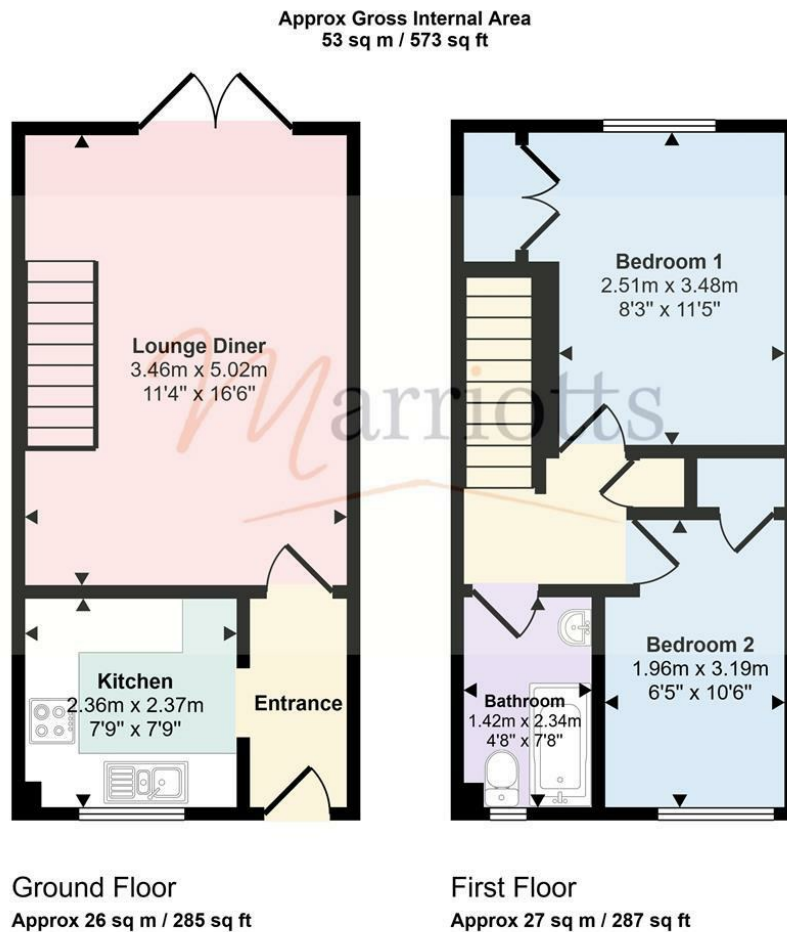




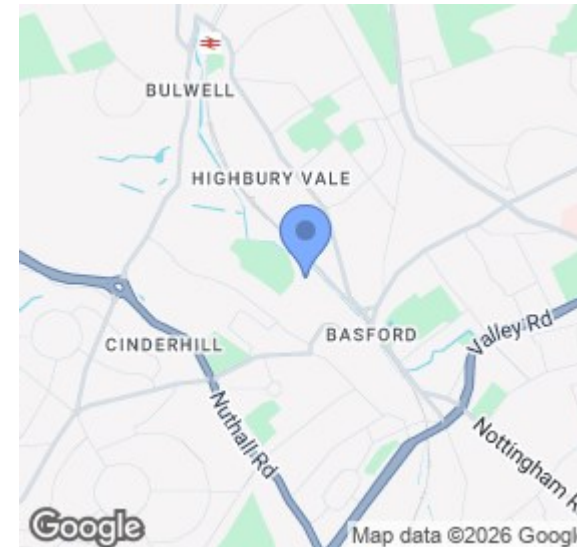
BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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 



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.

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).