

TANNERS

The Independent Property Professionals

**29 Edgeware Road, Bulwell
Nottingham NG6 9HW**



Guide Price: £148,000

A traditional Bay fronted terraced house providing two bedrooms forming part of this established and popular residential locality.

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Directional Note

Travelling north out of Nottingham along Hucknall Road turning left into Kersall Drive and then right into St Albans Road. Travel along St Albans Road turning left into Broomhill Road and then first right into Edgware Road where the property will be found on the left hand side.

Description

The property comprises a well presented two bedroom centre terrace house with gas fired central heating and double glazing. The accommodation provides two ground floor reception rooms And the fitted kitchen with two double bedrooms and bathroom/ toilet on the first floor. The house is set behind a shallow forecourt and is an enclosed slabbed Garden area.

This is an established residential locality within easy reach of shopping facilities, supermarkets and other amenities in the busy town centre of Bulwell. Excellent transport links include regular bus services, Bulwell train station and the NET tram Network providing access to Nottingham City Centre and other outlying areas. There is good road access to the M1 motorway and Nottingham Ring Road.

Accommodation:

Ground floor:

Living Room : 11’3” x 11’8” (3.43 m x 3.55 m) plus Bay window, radiator.

Dining Room : 11’11” x 11.8” (3.63 m x 3.55 m) door giving access to staircase, radiator.

Kitchen 11’3” x 6’ (3.43 m x 1.83 m) fitted with a range of would effect fronted wall cupboards and base units incorporating stainless steel sink, inbuilt single electric oven with gas hob over, door leading rear garden.

First floor:

Bedroom 1 11’4” x 11’8” (3.44 m x 3.55 m) radiator

Bedroom 2 11.8” x 8’2” (3.55 m x 2.50 m) [rear] radiator

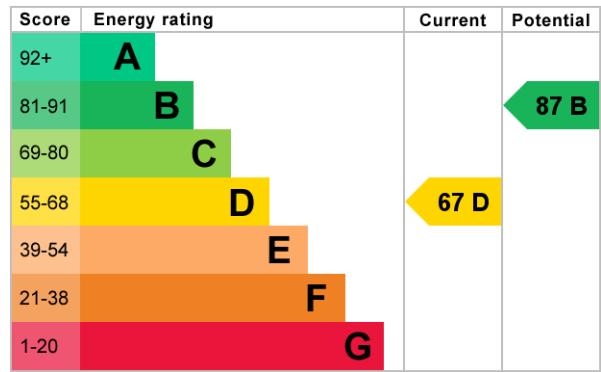
Bathroom/ toilet having modern white suite comprising panelled bath with electric shower over, pedestal wash hand basin and low suite WC. Airing housing gas fired combination boiler supplying central heating and hot water.

Outside:

At the front is a shallow forecourt leading to the front door, To the rear is an enclosed slabbed garden area. Attached to the rear of the house Is brick store place

Energy Performance Certificate

Below is the graph relating to this property. Should you require further information please do not hesitate to contact this office.

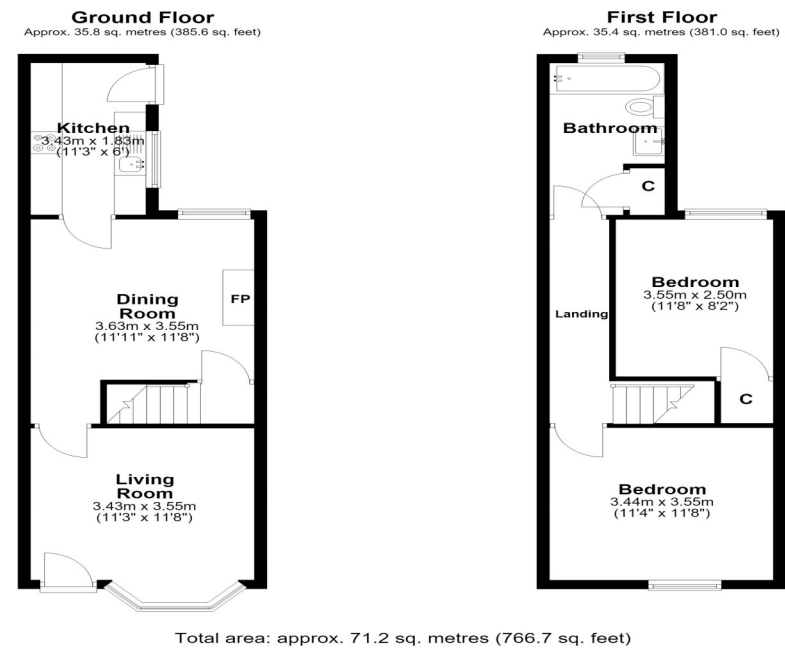


Council Tax:

Council Tax Band A current charges £1,836.93 2026/2027 Nottingham City Council

Viewing:

Strictly by appointment through the Nottingham Office Tel: 01159586586 E mail: tanners@tannersproperties.co.uk



Note: These details are for guidance only. All measurements are approximate and none of the appliances or services have been tested. These particulars do not form part of an offer or contract nor may they be regarded as representations. All interested parties must verify their accuracy.