

31 Welton Gardens, NG6 8JW

£160,000

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Marriotts



31 Welton Gardens
, NG6 8JW

- Two double bedrooms
- Lounge with feature fireplace
- Modern combination gas boiler
- Modern kitchen diner
- Modern wet room
- Low maintenance garden

FANTASTIC FIRST TIME BUY!! Welton Gardens is just of Hoewood Road, about a five minute drive to the north west of Bulwell town centre, which offers a wide variety of shops, amenities and market place, with regular bus services to the city and surrounding areas. Rufford Primary School is also just a short walk away. The property is very well-maintained throughout and with two spacious double bedrooms, is perfect for small families, couples, or individuals seeking extra space!





£160,000



Overview

As you enter, you are welcomed into an inviting hallway with cloaks cupboard and access to both the living room and kitchen diner. The living room features a modern stone-style fireplace that adds character and warmth to the space. The modern kitchen diner has been modernised in recent years, providing a stylish and functional space for cooking and dining. Additionally, a matching wall cupboard houses the combination boiler that was installed in 2023, ensuring efficient heating and hot water throughout the home. This upgrade not only enhances the property's appeal but also promises lower energy bills and increased comfort. Upstairs, the property has a modern wet room and tow large bedrooms, the main front bedroom having a large walk-in wardrobe, while outside, parking is on-street either in front, or to the rear of the property.

Welton Gardens is a popular location, conveniently close to local amenities, schools transport links and green spaces. This semi-detached house is a wonderful opportunity for those looking to settle in a well-established neighbourhood with a sense of community. Don't miss the chance to make this lovely property your new home.

Entrance Hall

With double-glazed composite front entrance door, cupboard housing the smart gas metre and RCD board, stairs to the 1st-floor landing, radiator and doors to both the living room and kitchen diner.

Living Room

UPVC double-glazed oriel bay window to the front, black marble fireplace and hearth with stone effect surround and brushed steel coal-effect electric fire.

Kitchen Diner

A range of modern wall and base units with grey wood-effect worktops and upstand with an inset one-and-a-half bowl stainless steel sink unit and drainer. Electric cooker point with brushed steel splashback and extractor canopy, plumbing for a washing machine, slate coloured floor tiles and matching cupboard housing the Baxi combination gas boiler installed in October 2023. Radiator and UPVC double glazed windows and door leading out to the rear garden.

First Floor Landing

Radiator, loft access and large walk-in area cupboard.

Bedroom 1

Two UPVC double glazed front windows, radiator and large walk-in wardrobe.

Bedroom 2

UPVC double-glazed rear window and radiator.

Wet Room

Being fully tiled with a decorative tiled border, there is a shower area with a floor drain, non-slip flooring and an electric shower, along with a pedestal wash basin and toilet. Radiator, extractor fan and a UPVC double-glazed rear window.

Outside

A shared pedestrian walkway serving the neighbouring properties provides access to the front large garden and front door. To the rear, the garden is predominantly paved for low maintenance with LED floodlight, outside tap and brick outbuilding, enclosed with a fenced perimeter and rear gates access to a pedestrian footpath.

Material Information









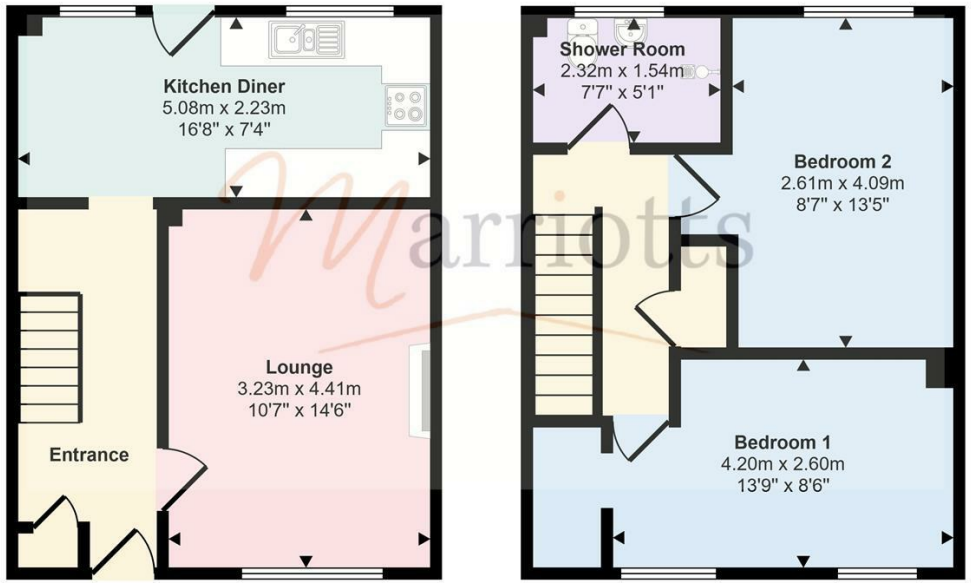


TENURE: Freehold
COUNCIL TAX: Nottingham City - Band A
PROPERTY CONSTRUCTION: Cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: Kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Scottish Power
MAINS ELECTRICITY PROVIDER: Scottish Power
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 front access. Stepped/ramped rear access





Approx Gross Internal Area
70 sq m / 749 sq ft

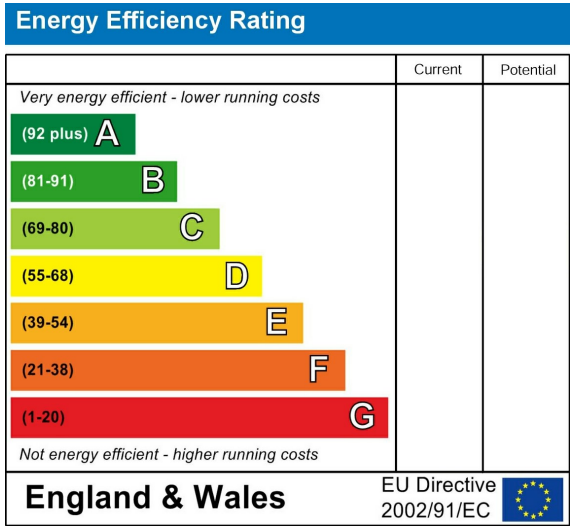


Ground Floor
Approx 35 sq m / 372 sq ft

First Floor
Approx 35 sq m / 377 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.





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

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