



## 73 BULWELL LANE NOTTINGHAM

£875 Per

A well-presented two-bedroom terraced house, freshly decorated throughout and finished with brand-new flooring and a courtyard style enclosed garden, situated in a convenient location just a few minutes' walk from Basford tram stop, the property provides easy access to Nottingham City.

- On street parking is available to the front and a small front garden





- Virtual tour available • Brand new flooring throughout • Newly decorated throughout • Walking distance to Basford Road tram stop

## Location

Deposit Scheme and the Propertymark Client  
Money Protection Scheme.

Situated in a convenient location just a few

minutes' walk from Basford tram stop, the property

provides easy access to Nottingham City Centre and its wide range of shops, restaurants, and

- The front reception room has decorative fire place (The fireplace is a decorative feature and is not operational) with brand new dark grey carpet and new grey vertical blinds.

amenities. An ideal home for professionals,

couples, or small families seeking modern living with excellent transport links.

- The rear reception room has a decorative cast iron open fire place.(The fireplace is a decorative feature and is not operational ) and has a brand new dark grey carpet and new grey vertical blinds.

- To the rear is a kitchen to include a breakfast bar with stools, fitted units, oven, hob. Appliances include washing machine and fridge/freezer (neither of them maintained by the landlord). Both windows have brand new grey vertical blinds.

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

- There is a low maintenance courtyard garden at the rear of the property.

Heating and hot water status: Combi boiler.

Broadband and mobile phone coverage: see

- There is one double bedroom to the first floor and one large single bedroom that have brand new dark grey carpet.

Flood risk in this location: Surface water = Very

Low.

- Shower room which includes an electric shower cubicle with aqua panels, WC and sink (no bath).

River/Sea = Very Low

Flood risk from Groundwater = This location is

- Located very close to a primary school on the same road, and other amenities

outside of a groundwater flood alert area Flooding

from Basford = unlikely in this area

- Further amenities and shops are only a few minutes drive away in Bulwell. Quick access into the City Centre from here is available too.

Coalbrookdale is also located on the site

Council: Nottingham City Council

Any planning permission in the area: see planning

[https://www.nottinghamcity.gov.uk/information-for-](https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/)

business/planning-and-building-control/planning-

applications/

Costs to move in to this property = Initial holding

deposit, equivalent to 1 weeks rent (not a fee and

will go towards balance of move in monies if

tenancy goes ahead), being £201.00. Tenancy

deposit, equivalent to 5 weeks rent, being £1009.00

First months rent in advance. Kingswood

Residential Investment Management are residential

lettings specialists and members of ARLA

Propertymark, The Property Ombudsman, Tenancy



- Gas central heating and double glazed windows • Two double bedrooms • On street parking available to the front • Enclosed garden to the rear • Council tax band = A • EPC Rating = C





Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead), being £201.00. Tenancy deposit, equivalent to 5 weeks rent, being £1009.00 First months rent in advance. Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.





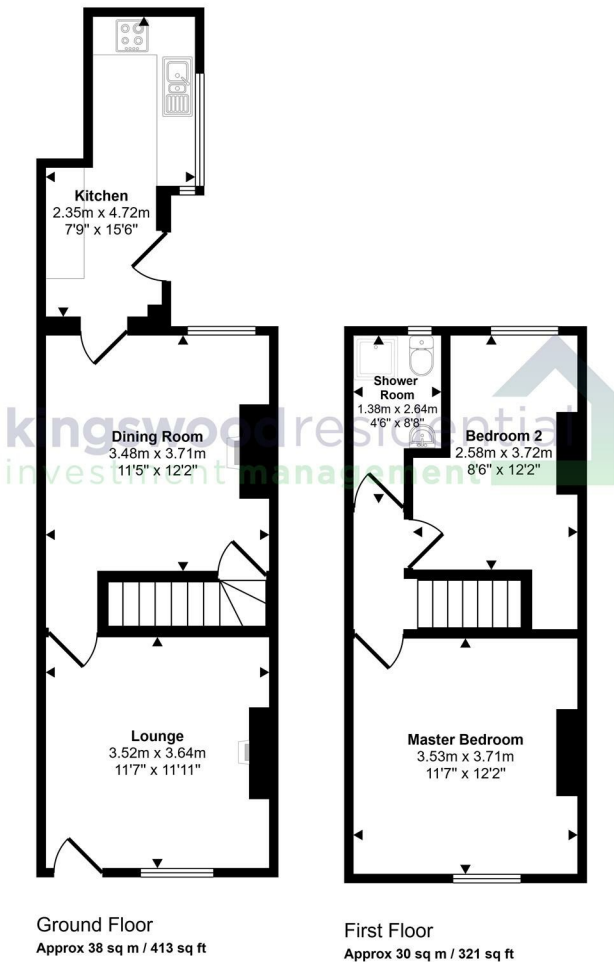
## Material Information

**Local Authority** - Nottingham City Council  
**Council Tax** - Band A  
**Heating and Hot Water** -  
**Broadband and Mobile Coverage** -

**Sewerage** -  
**EPC Rating** - C  
**Flood Risk** -  
**Location** -



Approx Gross Internal Area  
68 sq m / 734 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                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 69      | 78                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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