

# HoldenCopley

PREPARE TO BE MOVED

Cantrell Road, Bulwell, Nottinghamshire NG6 9AG

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Guide Price £160,000 - £180,000

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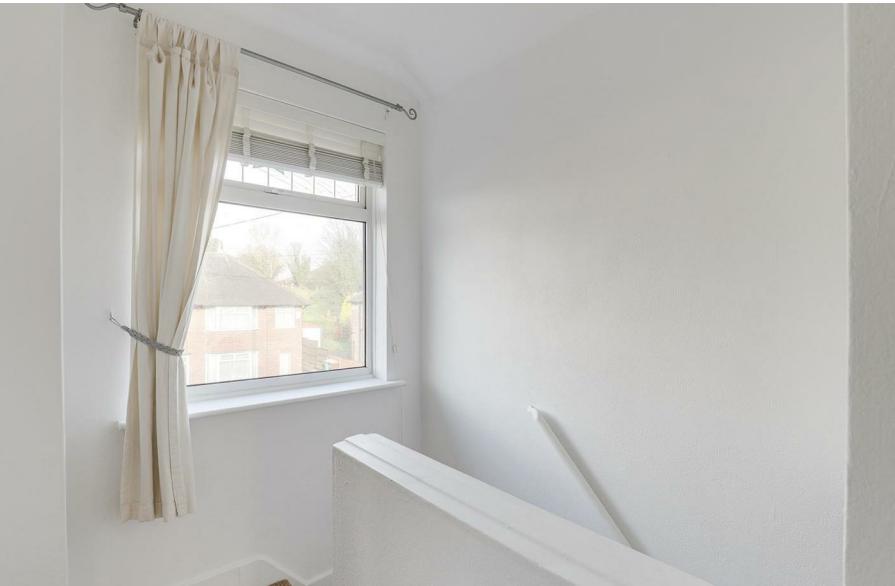
GUIDE PRICE £160,000 - £180,000

SEMI DETACHED HOUSE...

This semi-detached house is the perfect opportunity for first-time buyers and investors alike, offering generous living space in a highly convenient location. Just a short walk from excellent transport links and local amenities, this home boasts a well-designed layout ideal for comfortable living. The property features an inviting entrance hall leading to a spacious living room, complete with a beautiful bay window that fills the space with natural light. The fitted kitchen flows seamlessly into a bright conservatory, where double French doors open onto the rear garden, creating a lovely indoor-outdoor connection. Upstairs, you'll find two well-proportioned double bedrooms, a stylish two-piece bathroom suite, and a separate W/C. Outside, the front of the property features a small, neatly maintained garden with a gravelled area, mature shrubs, and bushes, along with gated access to the rear. The enclosed rear garden offers a mix of patio areas, a lawn, and a gravelled section, providing plenty of space for outdoor relaxation and entertaining.

MUST BE VIEWED





- Semi Detached House
- Two Bedroom
- Living Room
- Fitted Kitchen
- Conservatory
- Two Piece Bathroom Suite & Separate W/C
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed







## GROUND FLOOR

### Entrance Hall

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

### Living Room

16'8" x 11'6" (5.10m x 3.53m)

The living room has a UPVC double glazed bay window to the front elevation, a UPVC double glazed window to the front elevation both with fitted blinds, a fitted base cupboard, a TV point, a radiator, and wood-effect flooring.

### Kitchen

16'8" x 8'11" (5.10m x 2.72m)

The kitchen has a range of fitted base and wall units with worktops, a sink with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, a wall-mounted boiler, tiled splash back, vinyl flooring, a UPVC double glazed window to the rear elevation, and a door opening to the conservatory.

### Conservatory

10'5" x 7'10" (3.20m x 2.41m)

The conservatory has wood-effect flooring, a fitted base unit, a UPVC double glazed surround, a Polycarbonate roof, and double French doors opening to the rear garden.

## FIRST FLOOR

### Landing

The landing has a UPVC double glazed window to the front elevation, an in-built cupboard, carpeted flooring, access into the loft, and access to the first floor accommodation.

### Bedroom One

11'10" x 10'5" (3.61m x 3.19m)

The first bedroom has a UPVC double glazed bay window to the front elevation, a radiator, coving to the ceiling, and wood-effect flooring.

### Bedroom Two

10'6" x 8'11" (3.22m x 2.74m)

The second bedroom has a UPVC double glazed bay window to the rear elevation, a radiator, and wood-effect flooring.

### Bathroom

5'8" x 5'1" (1.75m x 1.55m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a vanity-style wash basin, a panelled bath with central mixer taps and a wall-mounted shower fixture, floor-to-ceiling tiling, and vinyl flooring.

### W/C

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a small garden with a gravelled rear, shrubs and bushes, and gated access to the rear of the property.

### Rear

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

## 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 1000Mbps and Upload Speed 220Mbps

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band TBC

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

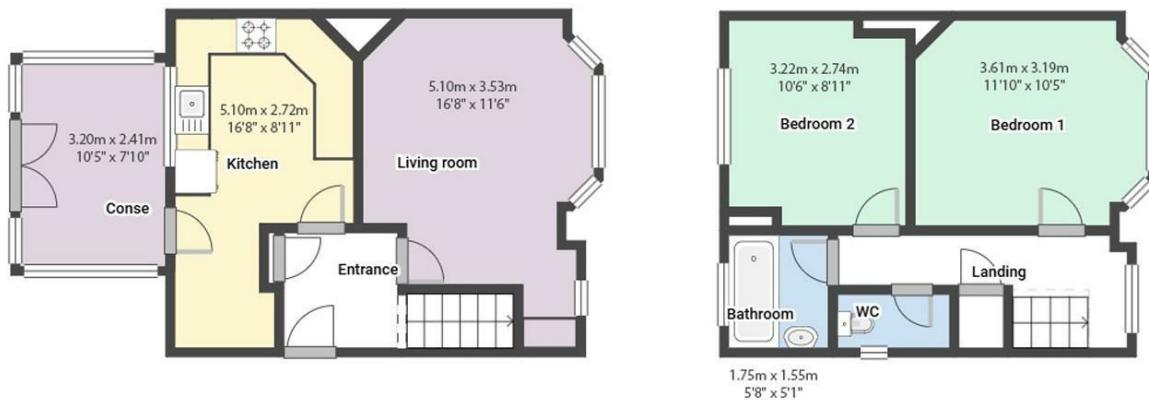
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	



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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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.