

# HoldenCopley

PREPARE TO BE MOVED

St. Albans Road, Bulwell, Nottinghamshire NG6 9HH

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Guide Price £230,000



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GUIDE PRICE: £230,000 - £250,000

NO UPWARD CHAIN...

This two-bedroom detached bungalow is bursting with potential and would be ideal for anyone looking to lose the stairs, downsize or create their forever home. Offered to the market with no upward chain, this property is situated in a popular and convenient location just a stone's throw from local amenities, shops and excellent transport links into the City Centre. Internally, the accommodation comprises a porch and entrance hall, a spacious lounge and dining area, a fitted kitchen and a shower room suite, along with two generously sized double bedrooms. Outside, the property benefits from a gated driveway to the front providing off-street parking, while to the rear there is a fantastic-sized garden with plenty of room to relax or extend (subject to planning), along with a useful brick-built outhouse. This is a great opportunity for any buyer looking to put their own stamp on a well-located home.

MUST BE VIEWED







- Detached Bungalow
- Two Double Bedrooms
- Spacious Living & Dining Room
- Fitted Kitchen
- Three-Piece Shower Suite
- Driveway
- Fantastic-Sized Garden
- No Upward Chain
- Close To Local Amenities
- Must Be Viewed











ACCOMMODATION

Porch

3'3" x 3'1" (1.00m x 0.94m )  
The porch has a single UPVC door providing access into the accommodation.

Entrance Hall

14'0" x 4'10" (max) (4.27m x 1.48m (max))  
The entrance hall has carpeted flooring, a radiator, and a single UPVC door via the porch.

Living/Dining Room

27'11" x 12'2" (max) (8.51m x 3.72m (max))  
The living room has a UPVC double-glazed square bay window to the front elevation, a further UPVC double-glazed window to the rear elevation, carpeted flooring, space for a dining table, two radiators, a TV point, and a wall-mounted feature fireplace.

Kitchen

10'9" x 8'9" (3.30m x 2.67m )  
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap, an integrated double oven, a four ring gas hob with an extractor hood, space and plumbing for a washing machine, space for an under-counter fridge and freezer, tiled splashback, a radiator, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

Bedroom One

10'11" x 10'5" (max) (3.33m x 3.19m (max))  
The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a picture rail.

Bedroom Two

10'10" x 8'10" (max) (3.31m x 2.71m (max))  
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and a picture rail.

Shower Suite

7'8" x 4'10" (max) (2.36m x 1.48m (max))  
This space has a low level dual flush WC, a pedestal wash basin, a corner fitted shower enclosure, fully tiled walls, a chrome heated towel rail, loft access, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is an enclosed garden with a range of plants and shrubs, a gated driveway, a stone brick boundary wall, and gated access to the side.

Rear

To the rear of the property is an enclosed garden with a large lawn, a patio pathway, a range of plants and shrubs, access into the outhouse, and a combination of fence panelling and hedged boundaries.

Outhouse

11'6" x 8'1" (3.51m x 2.48m )  
The outhouse has a single-glazed window to the side elevation.

ADDITIONAL INFORMATION

Broadband Networks Available - CityFibre, Virgin Media, Openreach  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)  
Phone Signal – good 4G / 5G coverage

Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Very low risk  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

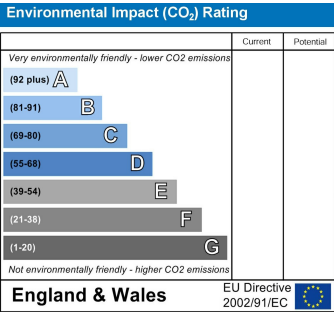
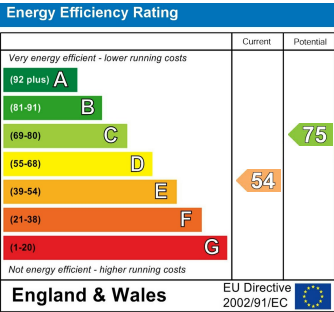
Council Tax Band Rating - Nottingham City Council - Band B  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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 licence 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.

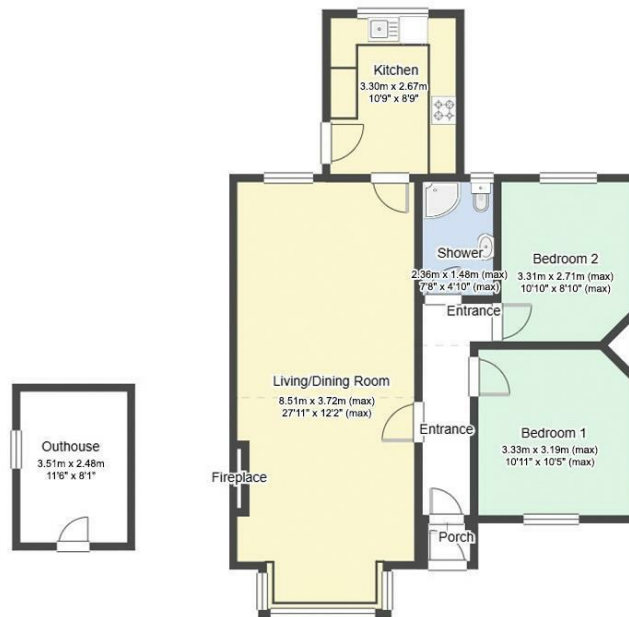
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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