

# HoldenCopley

PREPARE TO BE MOVED

Latham Street, Bulwell, Nottinghamshire NG6 8HQ

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Offers Over £120,000

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## CASH BUYERS ONLY!

This semi-detached house, is perfectly situated in close proximity to an array of local amenities including shops, schools, and excellent transport links. Ideal for a diverse range of buyers seeking a property with the potential to add their personal touch, this spacious residence invites you through an entrance hall leading to the first bedroom with convenient access to a shower room. The generously sized living room and fitted kitchen seamlessly flow into a dining room, featuring sliding patio doors that open to the rear garden. Ascending to the first floor unveils two bedrooms and a well-appointed four-piece bathroom suite, while the journey continues to the second floor, revealing a further double-sized bedroom. Outside, the front of the property boasts gated access, while the rear offers an inviting enclosed garden complete with a patio area, a lawn area, planted borders, courtesy lighting, and a fence-panelled boundary and gated access.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Shower Room & Four-Piece Bathroom Suite
- Enclosed Rear Garden
- Plenty Of Potential
- Close To Local Amenities
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

14'0" x 3'2" (4.28m x 0.97m)

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, and a single door providing access into the accommodation.

### Bedroom One

11'8" x 9'0" (3.57m x 2.75m)

The first bedroom has a UPVC double glazed window to the front elevation, a wall-mounted cupboard, carpeted flooring, and provides access into the shower room.

### Shower Room

5'4" x 3'6" (1.64m x 1.08m)

The shower room has a UPVC double glazed obscure window to the side elevation, a vanity-style wash basin, a wall-mounted shower fixture with a rainfall and handheld shower head, an extractor fan, and floor-to-ceiling tiling.

### W/C

This space has a low level flush W/C, a wall-mounted wash basin, and vinyl flooring.

### Living Room

15'5" x 13'9" (4.71m x 4.20m)

The living room has a UPVC double glazed window to the rear elevation, a radiator, a feature fireplace with a stone-effect surround and tiled hearth, a TV point, and carpeted flooring.

### Kitchen

11'10" x 8'5" (3.63m x 2.59m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with mixer tap and drainer, space for a freestanding cooker, extractor fan, space for a fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, partially tiled walls, wood-effect flooring, and a UPVC double glazed window to the side elevation.

### Dining Room

8'8" x 11'4" (2.65m x 3.47m)

The dining room has a UPVC double glazed window to the side elevation, a radiator, coving to the ceiling, vinyl flooring, and sliding patio doors opening to the rear garden.

## FIRST FLOOR

### Landing

2'10" x 17'5" (0.88m x 5.33m)

The landing has two radiators, carpeted flooring, and access to the first floor accommodation.

### Bedroom Two

12'2" x 10'10" (3.71m x 3.32m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a picture rail, a fitted base cupboard, and carpeted flooring.

### Bedroom Four

13'0" x 15'4" (3.98m x 4.69m)

The fourth bedroom has two UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

### Bathroom

11'1" x 8'6" (3.65m x 2.60m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, a walk-in shower enclosure with a wall-mounted shower fixture, a radiator, an in-built cupboard, and vinyl flooring.

## SECOND FLOOR

### Bedroom Three

15'4" x 11'7" (4.69m x 3.55m)

The third bedroom has a UPVC double glazed window to the side elevation, and carpeted flooring.

## OUTSIDE

### Front

To the front of the property is gated access to the rear garden.

### Rear

To the rear of the property is an enclosed garden, with a patio area, a lawn, planted borders, courtesy lighting, fence panelled boundary, and gated access.

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

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.

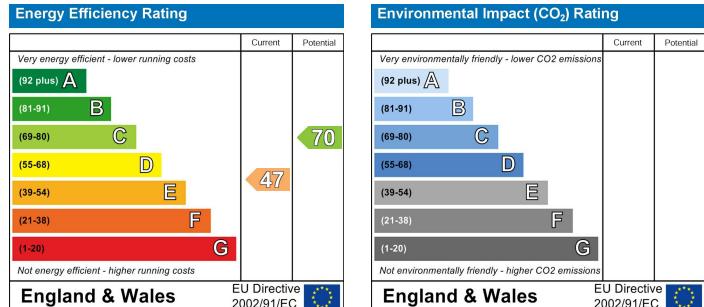
The vendor has advised the following:

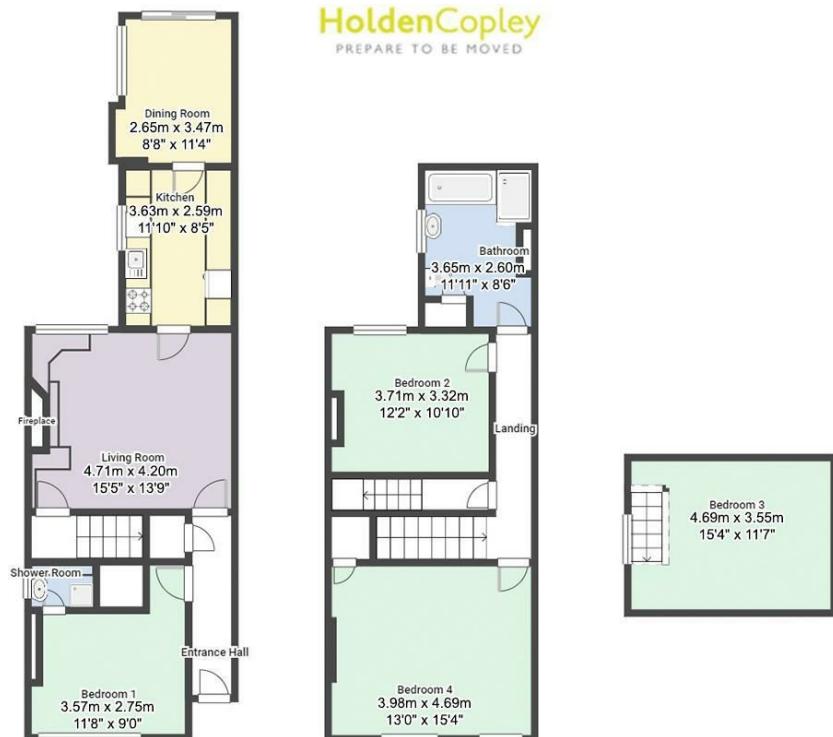
Property Tenure is Freehold

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