



## Piccadilly, Bulwell, Nottinghamshire NG6 9FG

**Offers Over £130,000**

### A PERFECT FAMILY HOME

This individual three bedroom detached house will make a great home for a wide variety of buyers - making a fab first home, good family home or a brilliant buy to let investment.

The property is situated in a popular location with great access to transport links to the city and Bulwell town centre.

The property has a lounge and a stylish kitchen diner to the ground floor.

The first floor has two good size bedrooms and a bathroom and the second floor has another double bedroom.

Outside there is a driveway to the front and to the rear a low maintenance garden.

**MUST BE VIEWED**





ACCOMMODATION

Ground Floor:

Lounge

14'11" x 11'5" (4.56 x 3.48)

The lounge has a double glazed window, a radiator, laminated flooring, TV point and a gas fire with feature surround

Kitchen Diner

13'7" x 11'5" (4.16 x 3.48)

The kitchen has a range of base and wall units, a stainless steel sink with drainer and mixer taps, space and plumbing for a washing machine, space for a dishwasher, space for a double oven, extractor fan, a radiator, space for a dining table, space for a fridge freezer, tiled flooring, space for a further under counter appliance, two double glazed windows and a door leading to the garden

First Floor:

Master Bedroom

11'5" x 11'0" (3.48 x 3.36)

The main bedroom has a double glazed window, exposed wooden flooring, a built in wardrobe and a storage cupboard

Bedroom Two

11'5" x 9'8" (3.48 x 2.97)

Bedroom two has a double glazed window, a radiator and laminated flooring

Bathroom

8'5" x 7'10" (2.58 x 2.40)

The bathroom has a shower cubicle, a bath, hand basin, low level flush WC, tiled walls and a double glazed window

Second Floor:

Bedroom Three

11'5" x 11'1" (3.48 x 3.39)

This room has a double glazed window and a storage cupboard

Outside:

Front

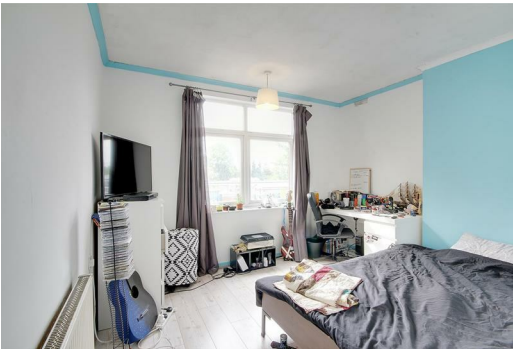
To the front of the property there is a walled garden and a driveway providing off-street parking

Rear

To the rear of the property there is a private enclosed garden with a patio area, a lawned area and a range of plants and shrubs



This Plan is for illustrative purposes only and may not be representative of the property. Plan not to scale. Plan produced using PlanUp.



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	
EU Directive 2002/91/EC	77
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
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 environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

