

# HoldenCopley

PREPARE TO BE MOVED

Bancroft Street, Bulwell, Nottinghamshire NG6 9HF

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Guide Price £180,000



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GUIDE PRICE: £180,000 - £190,000

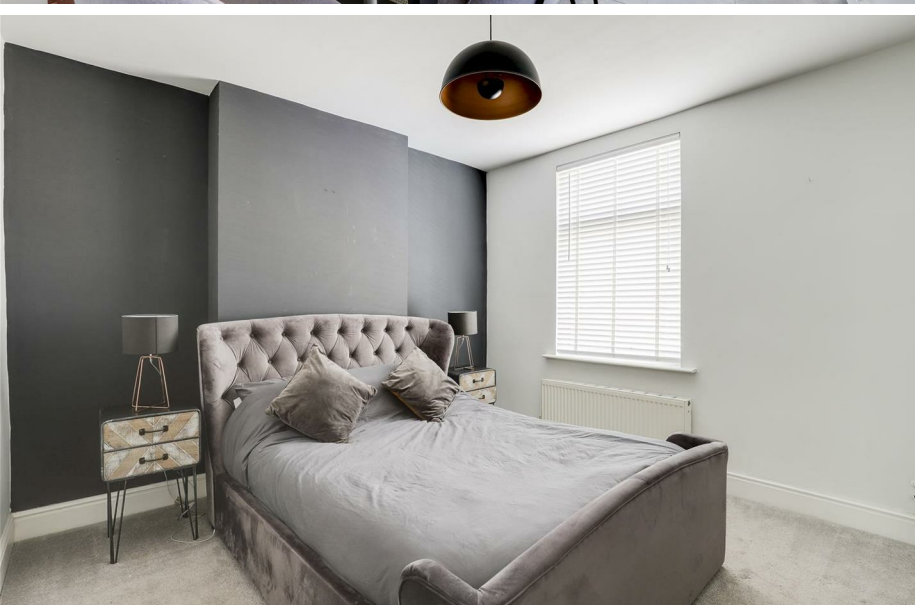
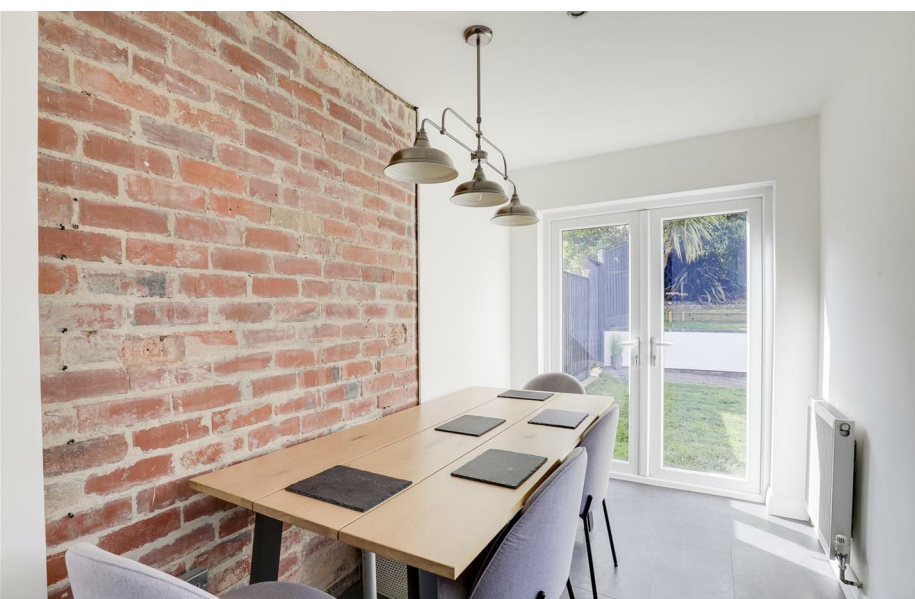
### EXCEPTIONAL REFURB...

This two bedroom end-terraced house is the perfect purchase for a range of buyers as it benefits from being refurbished throughout to a high standard with new radiators and much more throughout. Situated within close proximity to local schools, excellent transport links to the City Centre and countryside walks. Internally to the ground floor there are three spacious reception rooms and a modern fitted galley style kitchen. To the first floor are two double bedrooms serviced by a four-piece bathroom suite. Outside to the rear is a tiered garden with a lawn.

MUST BE VIEWED







- End-Terraced House
- Two Double Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen
- Four-Piece Bathroom Suite
- Private Enclosed Garden
- Fully Refurbished
- New Roof
- Central Location
- Must Be Viewed











GROUND FLOOR

Living Room

12\*10" x 11\*3" (3.63m x 3.45m)

The living room has carpeted flooring, a radiator, TV point, a recessed chimney breast alcove, coving to the ceiling and a window to the front elevation

Family Room

12\*5" x 11\*10" (3.80m x 3.63m)

The family room has wood effect flooring, a TV point, a log burner, coving to the ceiling and is open plan to the kitchen

Kitchen

11\*7" x 6\*6" (3.55m x 1.99m)

The kitchen has fitted base and wall units with wood effect worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, a dishwasher, tiled flooring, partially tiled walls, recessed spotlights and a UPVC double glazed window to the side elevation

Dining Room

9\*8" x 6\*6" (2.95m x 1.99m)

The dining room tiled flooring, a radiator, a brick exposed wall, recessed spotlights, a UPVC double glazed window to the side elevation and French door providing access into the garden

FIRST FLOOR

Landing

The landing has carpeted flooring, a loft hatch and provides access to the first floor accommodation

Bedroom One

11\*10" x 11\*3" (3.63m x 3.45m)

The first bedroom has carpeted flooring, a radiator, a TV point and a UPVC double glazed window to the front elevation

Bedroom Two

12\*5" x 8\*10" (3.80m x 2.71m)

The second bedroom has carpeted flooring, a radiator, an in-built cupboard and a UPVC double glazed window to the rear elevation

Bathroom

11\*8" x 6\*6" (3.58m x 1.99m)

The bathroom has a low level dual flush W/C, a wall hung wash basin, a freestanding bath with a traditional mixer tap, a shower enclosure with sliding glass doors and a waterfall shower, a heated towel rail, floor to ceiling in-built cupboards, an extractor fan, wood effect flooring and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is gated access to the rear of the property and a brick border

Rear

To the rear of the property is a tiered garden with a lawn, a range of mature plants and shrubs and panelled fencing

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.

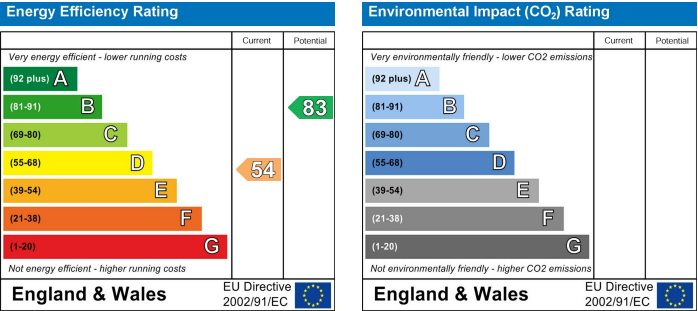
The vendor has advised the following:

Property Tenure is Freehold

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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.

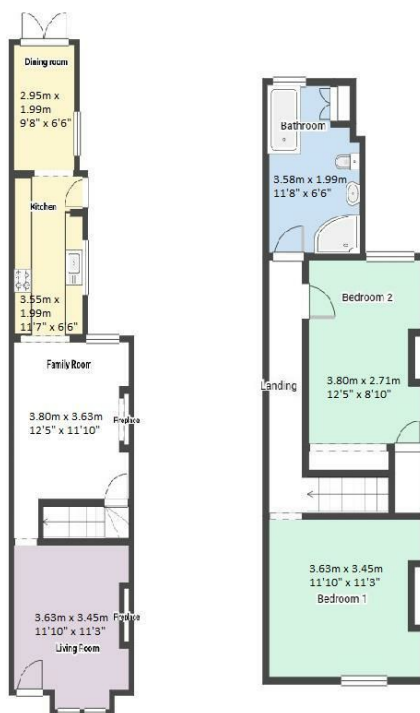
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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