

# HoldenCopley

PREPARE TO BE MOVED

Bancroft Street, Bulwell, Nottinghamshire NG6 9HF

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Guide Price £180,000

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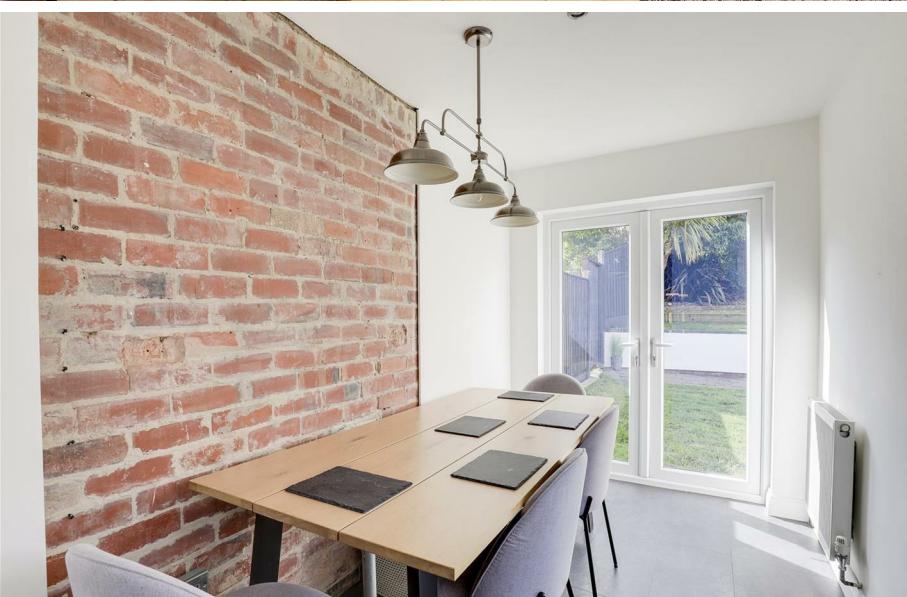
GUIDE PRICE: £180,000 - £190,000

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

11'10" 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.

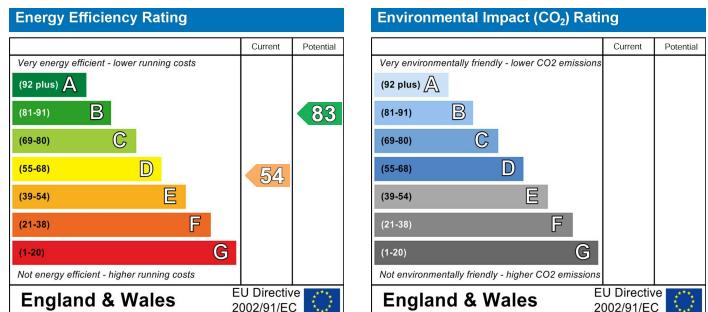
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I:  
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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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**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)**

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