

HoldenCopley

PREPARE TO BE MOVED

Highbury Road, Bulwell, Nottinghamshire NG6 9FE

Guide Price £260,000 - £300,000

Highbury Road, Bulwell, Nottinghamshire NG6 9FE



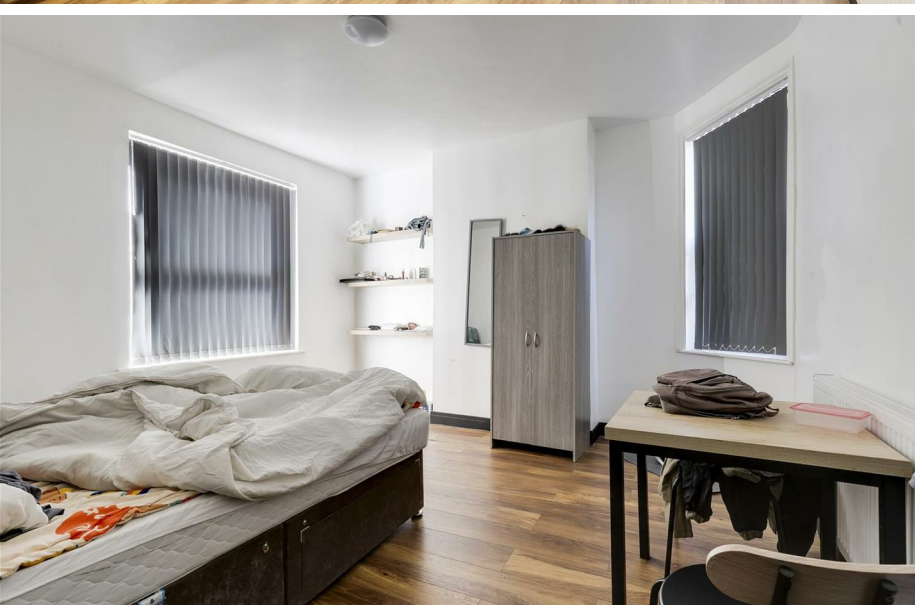
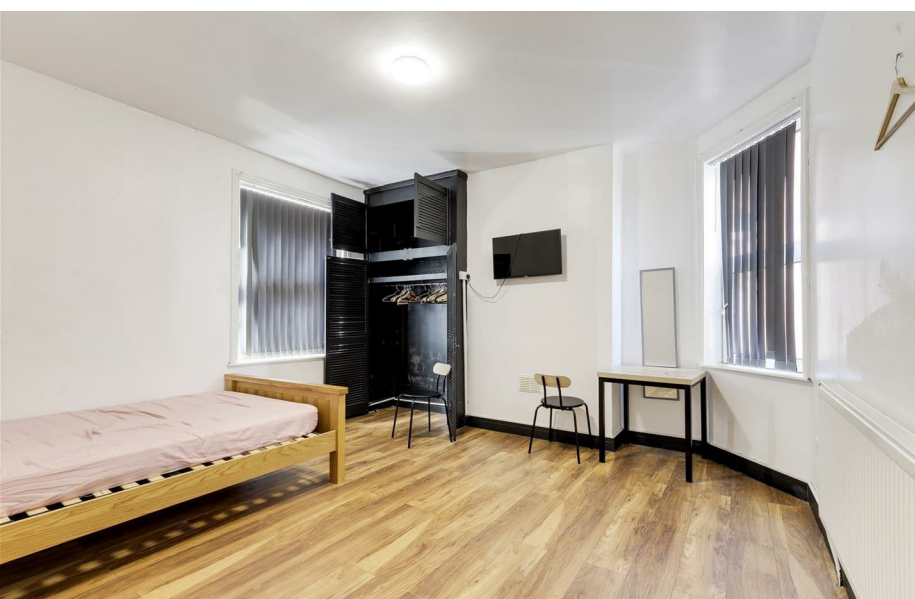
GUIDE PRICE £260,000 - £290,000

SIX BEDROOM HOUSE IN WELL-CONNECTED LOCATION...

Offered with vacant possession, this impressive six-bedroom semi-detached property is well presented throughout and offers generous, flexible living space arranged over three floors, ideal for families or investors alike. The ground floor features a hallway with access down to the cellars, a reception room, a spacious double bedroom, a modern fitted kitchen, a utility room, and a stylish ground floor shower room. The first floor offers three further double bedrooms and a contemporary shower room, while the second floor hosts two additional double bedrooms and another modern shower room, providing ample space for larger households. Externally, the property benefits from a driveway to the front, and to the rear, a private garden with a paved patio area, a well-maintained lawn, and an outbuilding offering additional storage or potential use. Located in a well-connected area, the home is close to local shops, reputable schools, and enjoys excellent transport links, making it a convenient place to live.

MUST BE VIEWED





- Semi-Detached House
- Six Bedrooms Over Three Floors
- Bay Fronted Communal Reception Room
- Modern Fitted Kitchen-Diner
- Three Shower Rooms
- Off-Road Parking
- Private Enclosed Rear Garden
- Well-Connected Location
- No Upward Chain
- Must Be Viewed





BASEMENT

Cellar

17'11" x 4'4" (5.48 x 1.34)
The cellar has lighting and ample storage space.

Cellar

12'11" x 5'11" (3.94 x 1.81)
The cellar has lighting and ample storage space.

Cellar

13'0" x 5'11" (3.98 x 1.82)
The cellar has ample storage space.

GROUND FLOOR

Hallway

The hallway has wood-effect flooring, a radiator, provides access down to the cellars and a single UPVC door providing access into the accommodation.

Reception Room

14'0" x 13'10" (4.28 x 4.23)
The reception room has a bay fronted double-glazed window to the front elevation, double-glazed windows to the side elevation, wood-effect flooring and a radiator.

Bedroom One

15'5" x 12'0" (4.71 x 3.66)
The first bedroom has double-glazed windows to the front and rear elevations, wood-effect flooring and a radiator.

Kitchen

16'11" x 10'4" (5.16 x 3.15)
The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, space for a fridge-freezer, space for a dining table, wood-effect flooring, a radiator, double-glazed windows to the side and rear elevations and a single UPVC door providing access out to the garden.

Utility Room

6'5" x 2'7" (1.96 x 0.80)
The utility room has a double-glazed window to the side elevation, tiled flooring, space and plumbing for a washing machine and tumble dryer.

Shower Room

7'3" x 6'4" (2.21 x 1.94)
The shower room has a low level flush W/C, a wash basin with fitted storage, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, waterproof wall panels, a chrome heated towel rail and an obscure window to the side elevation.

FIRST FLOOR

Landing

14'0" x 5'8" (4.28 x 1.74)
The landing has wood-effect flooring and provides access to the first floor accommodation.

Bedroom Two

16'9" x 15'6" (5.13 x 4.73)
The second bedroom has a double-glazed bay window and double-glazed windows to the front and side elevations, wood-effect flooring and a radiator.

Bedroom Three

14'0" x 13'10" (4.27 x 4.23)
The third bedroom has double-glazed windows to the front and rear elevation, wood-effect flooring, a radiator and a fitted wardrobe with an over the head cupboard.

Bedroom Four

10'7" x 9'4" (3.25 x 2.85)
The fourth bedroom has a double-glazed window to the rear elevation, wood-effect flooring, a radiator and fitted wardrobes with over the head cupboards.

Shower Room

6'5" x 5'10" (1.96 x 1.78)
The shower room has a low level flush W/C, a wash basin with fitted storage, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, waterproof wall panels, a chrome heated towel rail and an obscure double-glazed window to the side elevation.

SECOND FLOOR

Landing

8'3" x 2'7" (2.54 x 0.80)
The landing has a double-glazed window to the rear elevation, wood-effect flooring and provides access to the second floor accommodation.

Bedroom Five

13'10" x 10'7" (4.23 x 3.23)
The fifth bedroom has a double-glazed window to the front elevation, wood-effect flooring and a radiator.

Bedroom Six

16'10" x 9'8" (5.15 x 2.97)
The sixth bedroom has a double-glazed window to the side elevation, wood-effect flooring and a radiator.

Shower Room

6'5" x 2'7" (1.97 x 0.79)
The shower room has a low level flush W/C, a wash basin with fitted storage, a fitted shower enclosure with a mains-fed shower, wood-effect flooring, partially tiled walls and an extractor fan.

OUTSIDE

Front

To the front is a driveway.

Rear

To the rear is a private garden with a patio, a lawn and an outbuilding.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)
Phone Signal – All 4G & 5G & some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions –
Other Material Issues –

DISCLAIMER

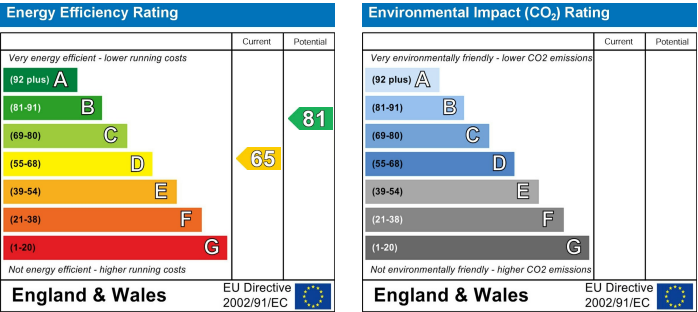
Council Tax Band Rating - Nottingham City Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

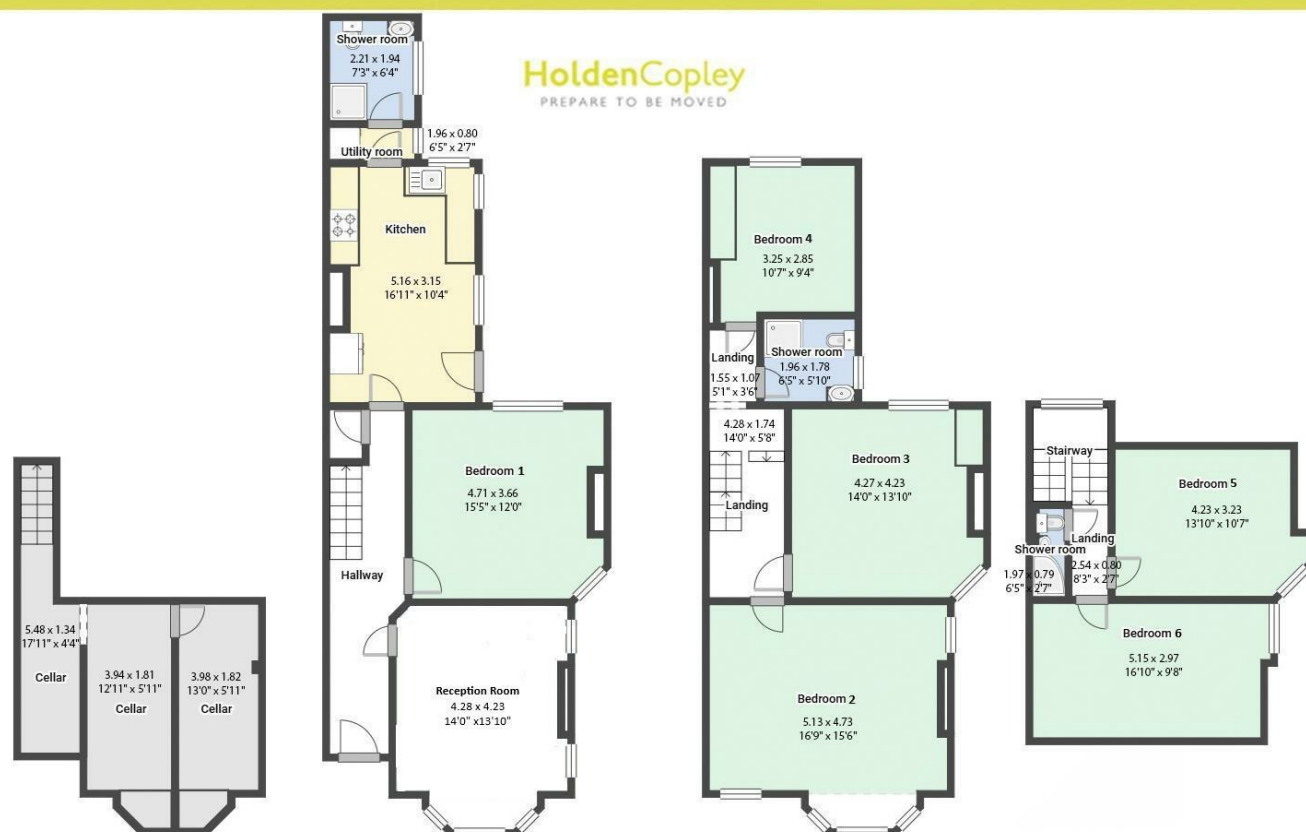
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Highbury Road, Bulwell, Nottinghamshire NG6 9FE



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.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.