

HoldenCopley

PREPARE TO BE MOVED

Cantrell Road, Bulwell, Nottinghamshire NG6 9AQ

£200,000

Cantrell Road, Bulwell, Nottinghamshire NG6 9AQ

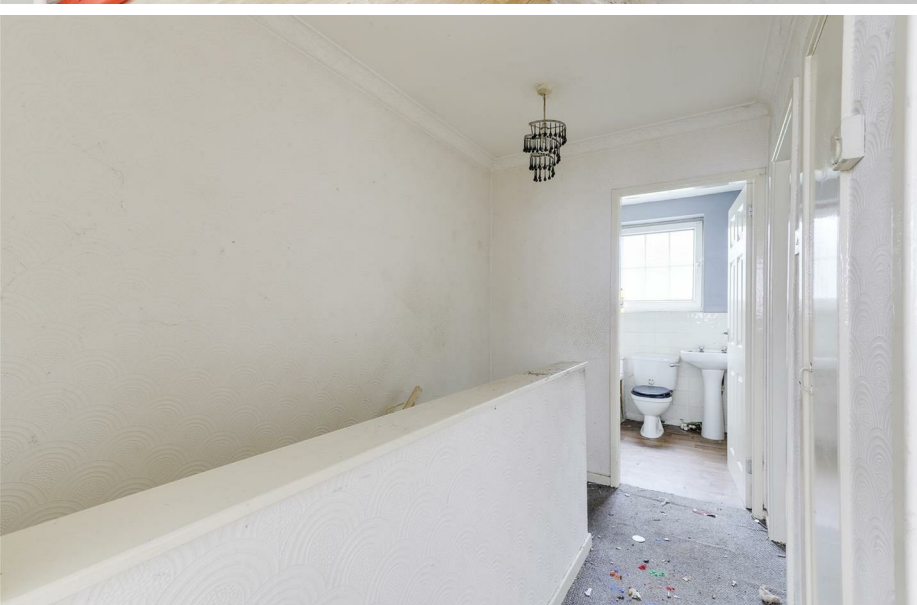


NO UPWARD CHAIN...

This detached house is located in a residential area with excellent transport links to Nottingham City Centre and surrounding areas, making it an ideal choice for commuters. The property benefits from close proximity to local amenities, ensuring convenience for everyday needs. Perfect for buyers seeking a project, this home offers great potential to create your dream living space. The ground floor comprises a hallway, a living room with a feature bow window, a spacious dining room that opens into a conservatory, and an adjoining kitchen with open access for a seamless flow. Upstairs, the first floor hosts three bedrooms and a three-piece bathroom suite. Outside, the front of the property features a small lawn, a driveway leading to a garage with ample storage, and gated access to the rear. The mature rear garden offers access into the garage.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Plenty Of Potential
- Must Be Viewed





GROUND FLOOR

Hallway

5*10" x 3*9" (1.79 x 1.16)

The hallway has a radiator, and a UPVC door providing access into the accommodation.

Living Room

13*10" x 11*9" (4.23 x 3.59)

The living room has a UPVC double glazed bow window to the front elevation, a radiator, a feature fireplace, a TV point, coving to the ceiling, and wood-effect flooring.

Dining Room

10*1" x 7*10" (3.09 x 2.40)

The dining room wood-effect flooring, a radiator, coving to the ceiling, sliding patio doors opening to the conservatory, and open access into the kitchen.

Kitchen

10*2" x 6*6" (3.10 x 1.99)

The kitchen has fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, extractor fan, space and plumbing for a washing machine, pace for a fridge freezer, coving t the ceiling, tiled splashback, tiled flooring, and a UPVC double glazed window to the rear elevation.

Conservatory

9*0" x 6*0" (2.76 x 1.83)

The conservatory has wood-effect flooring, a radiator, a wall-mounted boiler, a UPVC double glazed surround, a Polycarbonate roof, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

9*4" x 5*10" (2.86 x 1.78)

The landing has carpeted flooring, an in-built cupboard, coving to the ceiling, access into the loft, and access to the first floor accommodation.

Master Bedroom

12*3" x 8*9" (3.74 x 2.69)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, a ceiling rose, an-inbuilt cupboard with double doors, and carpeted flooring.

Bedroom Two

9*9" x 8*10" (2.98 x 2.70)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Three

8*7" x 5*10" (2.64 x 1.79)

The Third bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, an open in-built cupboard, and carpeted flooring.

Bathroom

5*11" x 5*10" (1.81 x 1.78)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower and shower screen, a radiator, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a small lawn, a driveway leading to the garage, and gated access to the rear garden.

Garage

The garage has ample storage, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is a mature garden with access into the garage.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

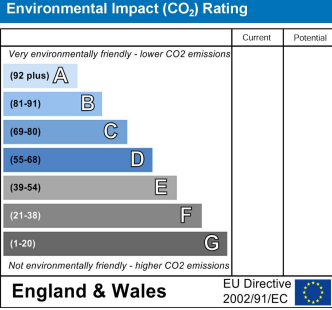
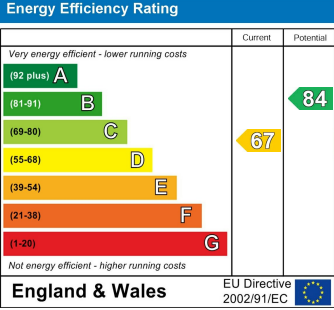
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.

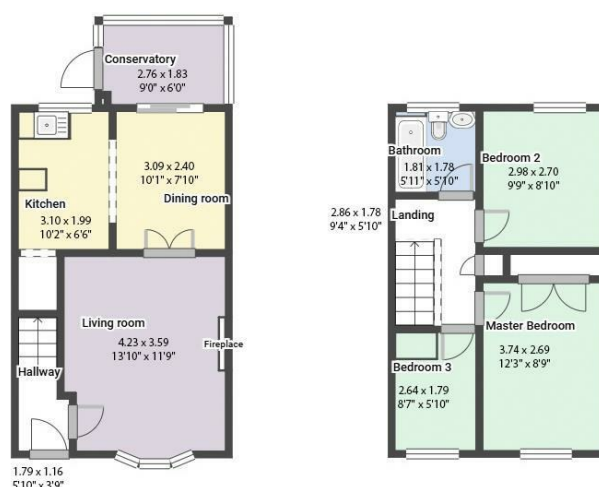
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



Cantrell Road, Bulwell, Nottinghamshire NG6 9AQ

HoldenCopley
PREPARE TO BE MOVED



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

hucknalloffice@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.