

HoldenCopley

PREPARE TO BE MOVED

Leonard Street, Bulwell, Nottinghamshire NG6 8RR

Guide Price £130,000 - £140,000

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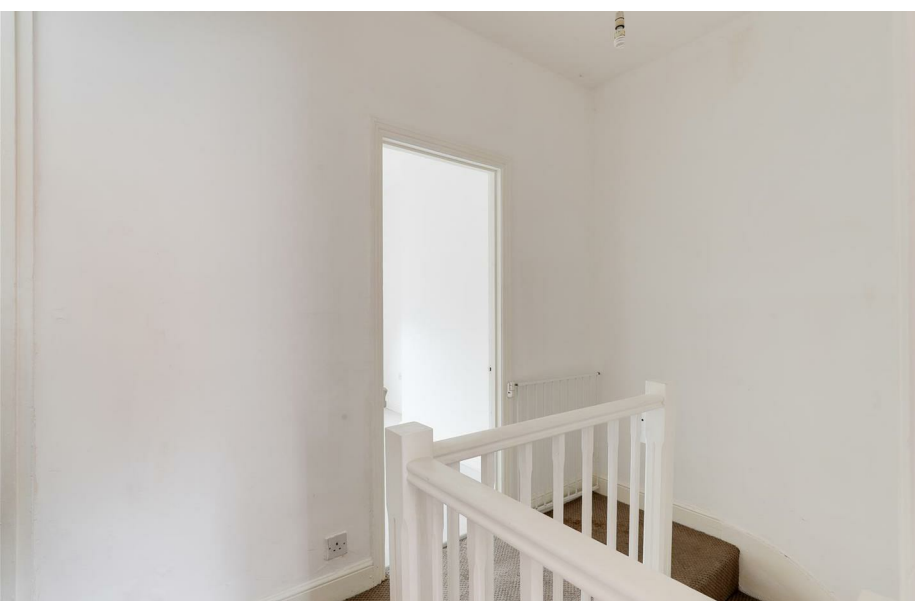
GUIDE PRICE £130,000 - £140,000

NO UPWARD CHAIN...

This mid-terraced three bedroom house is the perfect purchase for any first time buyer as it boasts spacious accommodation as well as benefitting from no upward chain making it ready to move straight into. Situated in Bulwell, within close proximity to the Nottingham City Centre benefitting from a range of shops, eateries and excellent transport links. To the ground floor is a spacious living room, a kitchen/diner and a three-piece bathroom suite. To the first floor are two double bedrooms and to the second floor is the master bedroom serviced by a three-piece en-suite. Outside to the front of the property is access to on-street parking and to the rear is a private enclosed garden.

MUST BE VIEWED





- Mid-Terrace House
- Three Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Ground Floor Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Private Enclosed Garden
- Close To Local Amenities
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Living room

11*4" x 7*5" (3.47 x 2.28)

The living room has a UPVC double glazed window to the front elevation, wood effect flooring, a radiator, coving to the ceiling, a brick feature fireplace, an in-built base cupboard, a TV point, and a single door providing access into the accommodation

Hallway & Stairs

The hallway has wood-effect flooring, and carpeted stairs.

Kitchen/Diner

19*11" x 15*7" (6.08 x 4.76)

The kitchen/diner has fitted base and wall units with rolled edge worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven with a ceramic hob, a radiator, an in-built cupboard, coving to the ceiling, a wall-mounted boiler, tiled flooring, partially tiled walls, a UPVC double glazed window to the rear elevation, a Velux window, and a UPVC door providing access to the rear of the property

Bathroom

5*10" x 4*11" (1.78 x 1.51)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level dual flush W/C, a wall-mounted wash basin, a panelled bath with a handheld shower fixture , a radiator, floor to ceiling tiles, and tiled flooring.

FIRST FLOOR

Landing

8*3" x 5*3" (2.54 x 1.62)

The landing has carpeted flooring, an in-built under stair cupboard and provides access to the first floor accommodation

Bedroom Two

11*4" x 10*9" (3.46 x 3.29)

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

Bedroom Three

10*10" x 10*0" (3.32 x 3.05)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and wood-effect flooring.

SECOND FLOOR

Master bedroom

21*7" x 10*9" (6.60 x 3.28)

The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, in-built storage, eaves storage, and access to the en-suite.

Ensuite

7*10" x 4*4" (2.41 x 1.33)

The en-suite has a Velux window, a wooden obscure window to the main bedroom, a low level dual flush W/C, a pedestal wash basin with a tiled splashback, a panelled bath, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is access to on-street parking

Rear

To the rear of the property is a mature garden with courtesy lighting, and fence panelled boundary.

DISCLAIMER

Council Tax Band Rating -Nottingham City Council - Band A

This information was obtained through the direct gov 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.

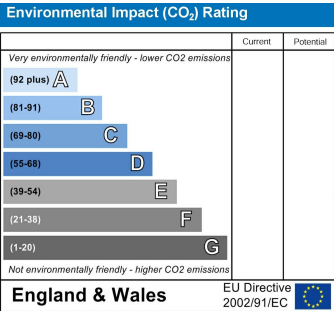
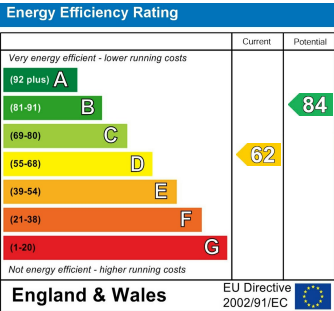
The vendor has advised the following:

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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