

# HoldenCopley

PREPARE TO BE MOVED

Merchant Street, Bulwell, Nottinghamshire NG6 8GT

---

Guide Price £170,000 - £200,000

Merchant Street, Bulwell, Nottinghamshire NG6 8GT



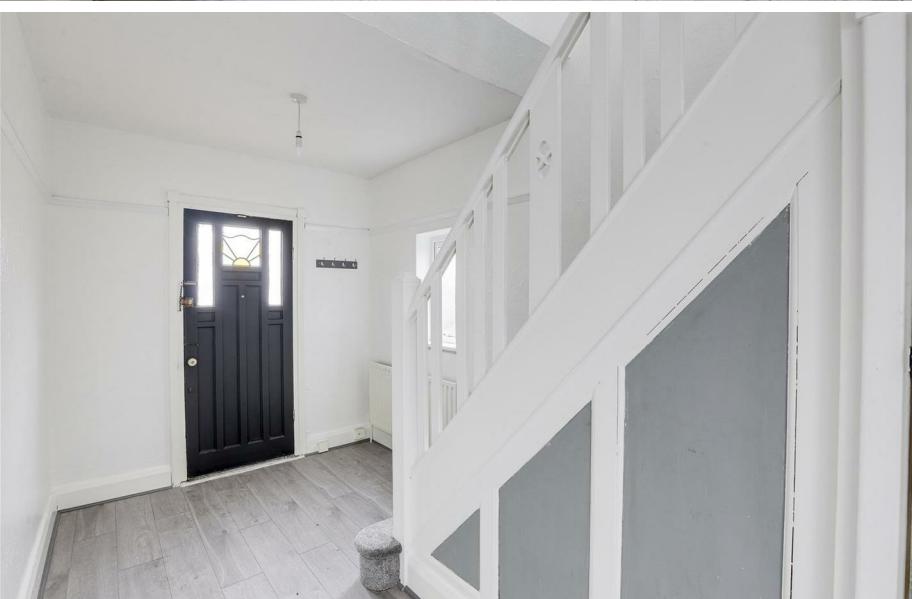
GUIDE PRICE: £170,000 - £180,000

NO UPWARD CHAIN...

This traditional-style detached house is a recently updated property that offers spacious accommodation, making it a great choice for any first time buyers, investors, or families. Renovated throughout, the house boasts a newly fitted kitchen and bathroom, a block-paved garden, and neutral re-decoration whilst benefiting from being sold with upward chain. Located in a popular area with easy access to local amenities, various schools, and excellent transport links, convenience is at your doorstep. Inside, the home features an entrance hall, a living room with exposed beams, and a large kitchen diner, perfect for family gatherings or entertaining guests. The first floor accommodates three bedrooms, all serviced by a bathroom suite. Outside, the property boasts a private low-maintenance garden.

MUST BE VIEWED





- Traditional Style Detached House
- Three Bedrooms
- Living Room With Feature Fireplace
- Open Plan Kitchen Diner
- Three-Piece Bathroom Suite
- Low Maintenance Patio Garden
- No Upward Chain
- Popular Location
- Re-Decorated Throughout
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

14'4" x 7'6" (4.38m x 2.31m)

The entrance hall has wood-effect flooring, carpeted stairs, a picture rail, a radiator, an in-built cupboard, a UPVC double-glazed obscure window to the side elevation, and a single wooden door with stained-glass inserts providing access into the accommodation.

### Living Room

13'1" x 10'11" (4.00m x 3.34m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, exposed beams to the ceiling, a dado rail, two radiators, and a feature fireplace with a decorative surround.

### Kitchen/Diner

17'8" x 11'5" (5.39m x 3.48m)

The kitchen has a range of fitted base and wall units with a worktop, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with an electric hob, space for a fridge freezer, space for a dining table, a feature fireplace with a tiled surround, vinyl flooring, tiled splashback, storage in the alcove, a radiator, a picture rail, and UPVC double-glazed windows to the side and rear elevation.

### Rear Porch

3'4" x 4'1" (1.03m x 1.25m)

The rear porch has a UPVC double-glazed window to the rear elevation, an in-built cupboard, and a single door to access the rear garden.

## FIRST FLOOR

### Landing

3'1" x 6'11" (0.94m x 2.11m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a picture rail, and provides access to the first floor accommodation.

### Master Bedroom

13'2" x 11'0" (4.02m x 3.36m)

The main bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a picture rail, and a radiator.

### Bedroom Two

10'3" x 11'5" (3.14m x 3.49m)

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

### Bedroom Three

7'1" x 7'6" (2.16m x 2.30m)

The third bedroom has a UPVC double-glazed bow window, carpeted flooring, a radiator, and a picture rail.

### Bathroom

7'3" x 7'9" (2.22m x 2.38m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead dual shower and a shower screen, vinyl flooring, partially tiled walls, a radiator, access to the loft, and two UPVC double-glazed obscure windows to the side and rear elevation.

## OUTSIDE

### Front

To the front of the property is a low maintenance walled garden and gated access to the rear.

### Rear

To the rear of the property is a private low maintenance garden with block-paved patio and fence panelling.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)

Phone Signal – Mostly 4G & 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Low risk of surface water / very low risk of rivers & the sea

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.

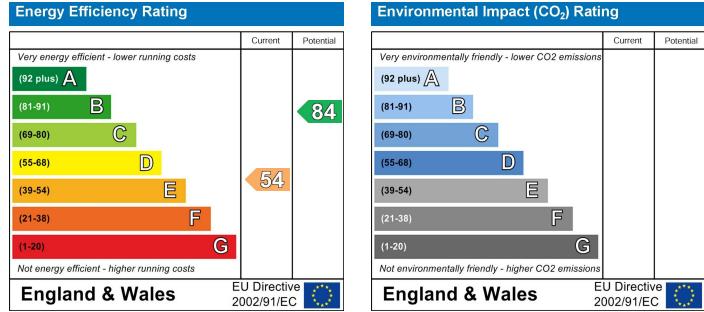
The vendor has advised the following:

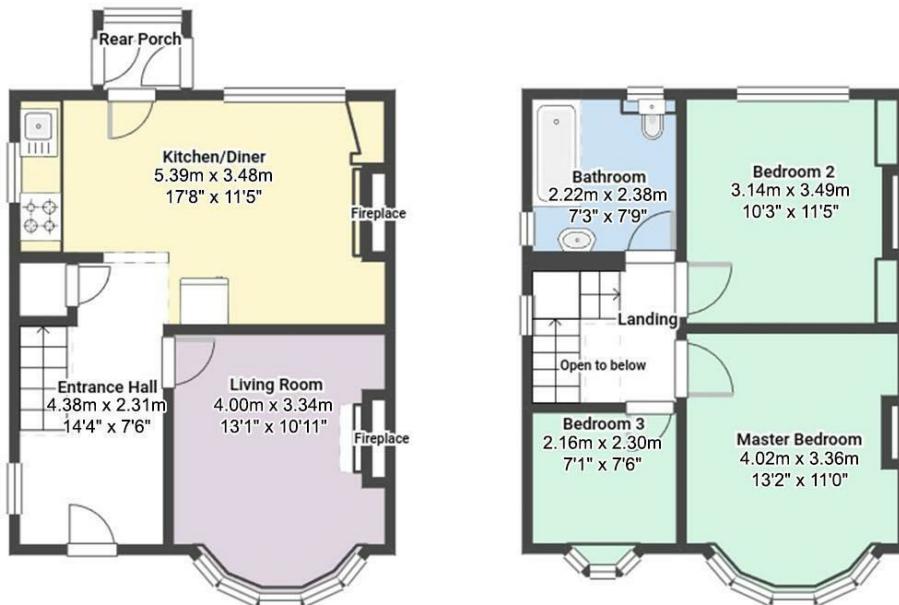
Property Tenure is Freehold

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.





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](mailto:hucknalloffice@holdencopley.co.uk)**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**