

# HoldenCopley

PREPARE TO BE MOVED

Cawston Gardens, Bulwell, Nottinghamshire NG6 8LW

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Guide Price £160,000

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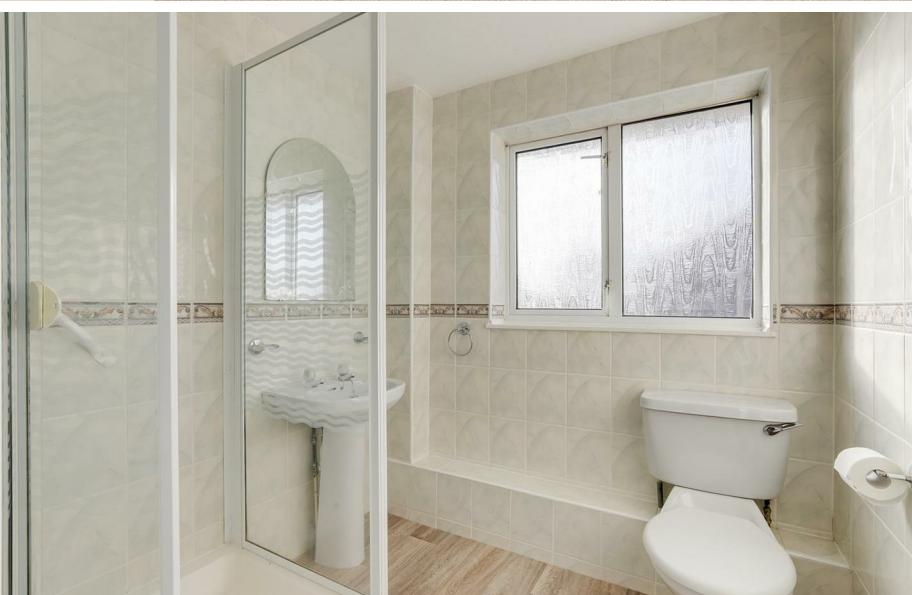
GUIDE PRICE £160,000 - £170,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this three bedroom mid terrace house is ideal for first time buyers looking to get on the property ladder, or investors looking for a fantastic rental opportunity. Situated in a convenient location close to shops, schools, and excellent transport links, the property provides practical living spaces. The ground floor comprises a living/dining room with open access to a fitted kitchen. Upstairs, there are three well-proportioned bedrooms and a three-piece bathroom suite. Outside, there is a lawned garden to the front, as well as an allocated parking space, while the rear features a garden with a lawn.

MUST BE VIEWED





- Mid Terrace Property
- Three Bedrooms
- Living/Dining Room
- Fitted Open Access Kitchen
- Three-Piece Bathroom Suite
- Close To Local Amenities
- No Upward Chain
- Ideal For First Time Buyers
- Investment Opportunity
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

12'5" x 5'10" (3.80m x 1.79m)

The entrance hall has carpeted flooring and stairs, a radiator, two storage cupboards, and a single UPVC door leading into the accommodation.

### WC

5'4" x 2'9" (1.63m x 0.86m)

### Kitchen

10'7" x 10'5" (3.23m x 3.18m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a mixer tap and drainer, a gas hob with a concealed extractor fan, an integrated oven, space and plumbing for a washing machine, space for two undercounter appliances, vinyl flooring, partially tiled walls, a UPVC double-glazed window to the rear elevation, a UPVC door leading out to the garden, and open access to the living/dining room.

### Living/Dining Room

23'3" x 10'5" (max) (7.11m x 3.19m (max))

The living/dining room has carpeted flooring, a feature gas fireplace with a decorative surround and a hearth, a dado rail, a radiator, and two UPVC double-glazed windows to the front and rear elevations.

## FIRST FLOOR

### Landing

13'0" x 8'8" (max) (3.97m x 2.66m (max))

The landing has carpeted flooring, two built-in storage cupboards, access to the loft, and access to the first floor accommodation.

### Master Bedroom

12'3" x 10'7" (max) (3.74m x 3.24m (max))

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

### Bedroom Two

12'11" x 10'10" (max) (3.94m x 3.32m (max))

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

### Bedroom Three

9'8" x 8'10" (max) (2.95m x 2.70m (max))

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

### Shower Room

6'7" x 6'6" (2.01m x 1.99m)

The shower room has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted electric shower fixture, wood-effect flooring, tiled walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a lawn with shrubbery, an allocated parking space, and fence panelled boundaries.

### Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, a gravelled area, an outhouse, gravelled borders, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

## 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: 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 licence 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential		
<i>Very energy efficient - lower running costs</i>					
(92 plus)	<b>A</b>				
(81-91)	<b>B</b>				
(69-80)	<b>C</b>				
(55-68)	<b>D</b>				
(39-54)	<b>E</b>				
(21-38)	<b>F</b>				
(1-20)	<b>G</b>				
<i>Not energy efficient - higher running costs</i>					
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**This floorplan is for illustrative purposes only.**

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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