Robert Ellis

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Gunn Close

Bulwell, Nottingham NG6 7DY

A TWO BEDROOM SEMI-DETACHED PROPERTY ON A CORNER PLOT.

Offers In The Region Of £155,000 Freehold



PRICE GUIDE £160-165,000 Robert Ellis Estate Agents are pleased to bring to market this two-bedroom semi-detached home, ideally situated in the popular area of Bulwell, Nottingham.

This well-laid-out property is offered to the market with no upward chain, making it a fantastic opportunity for first-time buyers or investors alike.

The ground floor accommodation begins with a welcoming porch, leading into a bright and comfortable lounge, followed by access to the REFITTED kitchen at the rear and stairs to the first floor. Upstairs, the property offers two well-proportioned bedrooms and a REFITTED family shower room.

Externally, the home benefits from a private driveway and a garage positioned at the front of the property. A rear garden offers great outdoor space and can be conveniently accessed from the front of the home.

Located in a well-connected area, this home is close to local schools, shops, and excellent transport links, including bus routes and nearby tram and train services into Nottingham City Centre.

An ideal home to step onto the property ladder or expand your portfolio an early viewing is highly recommended!





Entrance Lobby
4'5 x 3'6 approx (1.35m x 1.07m approx)
UPVC double glazed leaded entrance door to the front, laminate flooring, feature radiator, ceiling light point, coving, storage cupboard with additional storage cupboard above housing the Worcester Bosch combi boiler, hard wired smoke alarm and internal panelled door to:

Living Room
10'6 x 14'1 approx (3.20m x 4.29m approx)
This bright and spacious living room benefits from having a dual aspect, UPVC double glazed window to the front overlooking the garden and additional window to the side, feature column style radiator stairs to the first floor, ceiling light point, coving, internal wooden panelled door to:

Kitchen
6'4 x 13'11 approx (1.93m x 4.24m approx)
With a range of matching wall and base units incorporating a laminate work surface above, sink with swan neck mixer tap, hob with stainless steel extractor hood above, coving, wall mounted radiator, integrated Neff oven, understairs storage cupboard, integrated fridge and freezer, kickboard heater, integrated washing machine, UPVC double glazed window to the front overlooking the garden, recessed spotlights to the ceiling, laminate flooring, breakfast bar offering additional seating space.

First Floor Landing
5'11 x 8' approx (1.80m x 2.44m approx)
Loft access hatch, ceiling light point, hard wired smoke alarm, built-in storage cupboard over the stairs and panelled doors to:

Bedroom 1
7'9 x 12' approx (2.36m x 3.66m approx)
UPVC double glazed windows to the front and side, radiator, ceiling light point, coving to ceiling.

Bedroom 2
9'2 x 5'10 approx (2.79m x 1.78m approx)
UPVC double glazed window to the side, radiator, recessed spotlights to the ceiling, coving, loft access hatch with pull down wooden ladder providing additional storage space.

Shower Room
7'11 x 4'9 approx (2.41m x 1.45m approx)
A modern white three piece suite comprising of a walk-in shower enclosure with mains fed rainwater shower head above, semi recessed vanity wash hand basin with storage cupboards below, low flush w.c., UPVC double glazed window to the front, chrome heated towel rail, recessed spotlights to the ceiling, coving, tiled floor, tiled splashbacks and extractor fan.

Outside
The property sits on a corner plot offering a beautiful landscaped garden with a raised decked area for seating, garden laid to lawn, mature shrubs and trees planted to the borders with picket fencing to the boundaries. The property benefits from an additional brick built garage with driveway to the front offering further vehicle hard standing.

Garage
Up and over door to the front and driveway to the front.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 15mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No



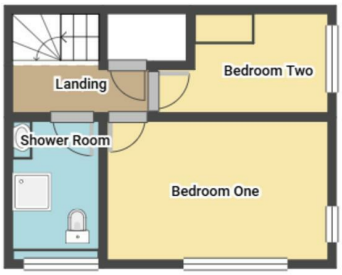


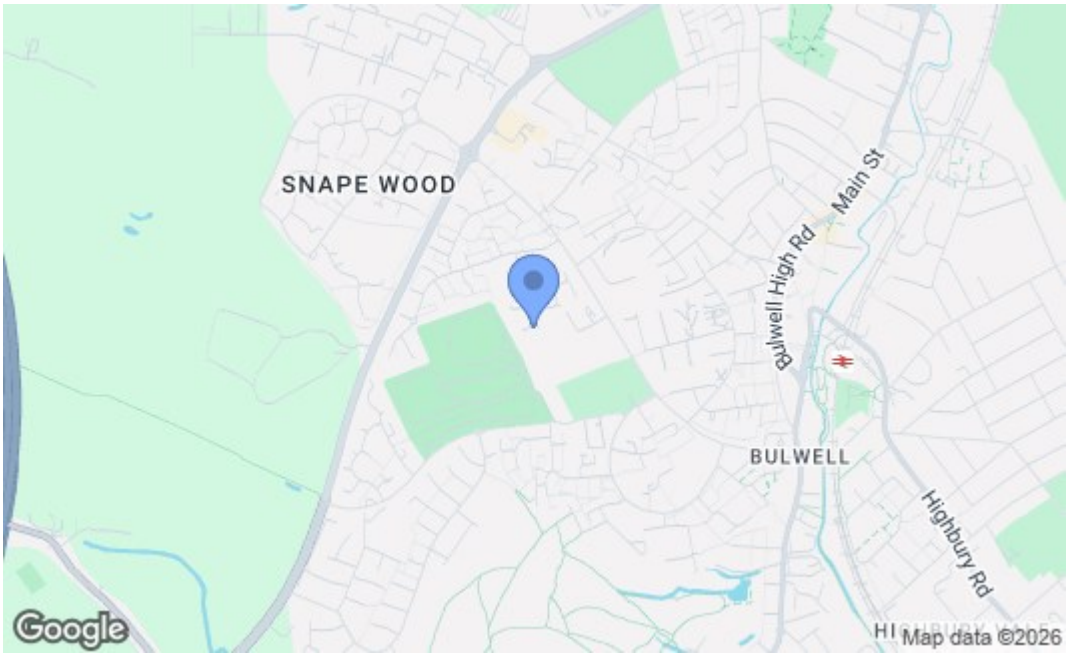


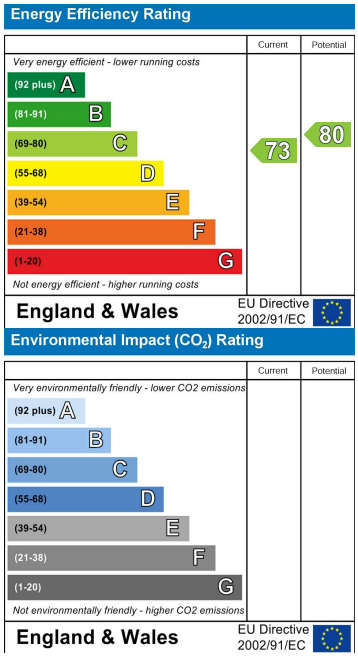












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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