



Brayton Crescent,
Bulwell, Nottingham
NG6 9DZ

£145,000 Freehold



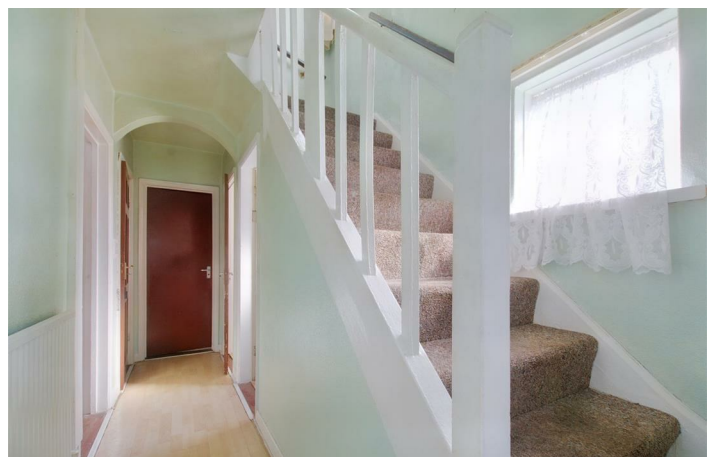
****PRICE GUIDE £145-150,000 - IDEAL FIRST-TIME BUY OR INVESTMENT ****

Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC THREE-BEDROOM, SEMI-DETACHED PROPERTY situated in BULWELL, NOTTINGHAM.

Upon entry, you are welcomed into the hallway with a staircase providing access to the first landing, living room, Kitchen, ground floor bathroom, and W/C, stairs lead to the first-floor landing, with access to bedroom three bedrooms, and storage cupboard.

To the front of the property is a low-maintenance garden area with a pathway to the front entrance door, secure gated access to the rear garden, a brick-built store with power and lighting, a patio area, and a larger-than-expected secure garden.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY- Contact the Arnold office on 0115 6485 485 for more information.



Council Tax
Nottingham City Council Band A

Entrance Lobby

UPVC double glazed leaded door to the front with fixed double glazed side panel, laminate flooring, ceiling light point, internal panelled door to:

Entrance Hall

With a UPVC double glazed window to the side, ceiling light point and wall mounted radiator. Understairs storage cabinet and panelled doors to:

Ground Floor w.c.

Low flush w.c., UPVC double glazed window to the side, ceiling light point.

Living Room

14'9" x 12'2" approx (4.50m x 3.71m approx)

UPVC double glazed window to the front, wall mounted double radiator, ceiling light point, feature fireplace incorporating brick surround, quarry tiled hearth and Parkray burner.

Kitchen

6'11" x 12'8" approx (2.11m x 3.86m approx)

UPVC double glazed window to the rear, a range of matching wall and base units incorporating a laminate work surface over, stainless steel sink with hot and cold tap, space and point for a free standing fridge freezer, space and plumbing for an automatic washing machine, ceiling light point, tiled splashback to the walls, internal glazed door to:

Rear Lobby

6'2" x 3' approx (1.88m x 0.91m approx)

With a glazed door to the side providing access to the enclosed rear garden, ceiling light point and panelled door to:

Coal Store

6'2" x 3' approx (1.88m x 0.91m approx)

Window to the rear, light and shelving.

Bathroom

5'10" x 5'9" approx (1.78m x 1.75m approx)

Panelled bath with electric shower over, vanity wash hand

basin, UPVC double glazed window to the side, tiled splashbacks, wall mounted radiator.

First Floor Landing

UPVC double glazed window to the side, ceiling light point, loft access hatch, large storage cupboard and panelled doors to:

Bedroom 1

12'1" x 12' approx (3.68m x 3.66m approx)

UPVC double glazed window to the front, wall mounted double radiator, ceiling light point.

Bedroom 2

10' x 10'6" approx (3.05m x 3.20m approx)

UPVC double glazed window to the rear, ceiling light point, airing/storage cupboard housing the hot water cylinder with shelving above.

Bedroom 3

9'9" x 7'8" approx (2.97m x 2.34m approx)

UPVC double glazed window to the side, wall mounted radiator, ceiling light point.

Outside

The property sits on a corner plot with garden laid to lawn to the front, shrubs planted to the borders, pathway leading to the front entrance door and additional garden to the side.

To the rear there is a long garden with hedges to the boundaries and a low maintenance gravelled area.





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

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.