



**Abercarn Close  
Bulwell, Nottingham NG6 8JD**

Beautifully Presented Two-Bedroom Terraced  
Home – Abercarn Close, NG6

**Offers Over £140,000 Freehold**



Situated on a quiet residential street in the ever-popular NG6 area, this spacious and immaculately maintained two-bedroom terraced property offers modern living, generous interiors, and a secure, well-sized garden – making it a perfect choice for first-time buyers, small families, or savvy investors.

On arrival, the home greets you with a good-sized front garden and a smart UPVC front door and windows. Stepping inside, you are welcomed into a generous entrance hall with brand new flooring, which extends seamlessly throughout the entirety of the ground floor, creating a clean and cohesive feel.

To the left of the hallway is a stylishly decorated kitchen diner, fully fitted to a high standard and ideal for both everyday living and entertaining. To the rear of the property, a bright and spacious reception room stretches across the full width of the house. This inviting living space is bathed in natural light thanks to large windows and a rear door that opens out onto the garden.

The rear garden is a particular highlight, offering a generous lawn area, secure boundaries, a rear access gate, and a solid concrete-built shed for additional storage. It provides the perfect balance of practicality and privacy, ideal for families or those who enjoy spending time outdoors.

Upstairs, the property continues to impress with two large double bedrooms, each offering ample space and natural light. The landing also provides access to an airing cupboard housing the boiler, a loft for extra storage, and a well-appointed family bathroom that has been converted into a modern and accessible wet room.

Located close to a range of local amenities including supermarkets, shops, and cafes, this home also benefits from excellent transport links into Nottingham city centre. There are several well-regarded primary and secondary schools nearby, as well as convenient access to healthcare facilities including Nottingham City Hospital.

This is a move-in ready home in a well-connected and desirable area. Early viewing is strongly recommended to fully appreciate what this fantastic property has to offer.



### Entrance Hallway

approx (approx)

UPVC double glazed entrance door with UPVC double glazed window to the side leading into the entrance hallway comprising, laminate floor covering, carpeted staircase leading to the first floor landing, part panelling to the walls, wall mounted radiator, doors leading off to:

### Kitchen

12'8" x 13'2" approx (3.88 x 4.02 approx)

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and point for a cooker, extractor hood, space and plumbing for a washing machine, space and point for freestanding fridge freezer, space for dining table, UPVC double glazed window to the front elevation, laminate floor covering.

### Rear Lobby/Office

6'2" x 10'0" approx (1.90 x 3.05 approx)

Archway leading through to the lounge, laminate floor covering, UPVC double glazed door to the rear elevation leading to the rear garden.

Currently used as a home office but has the potential to be used as additional lounge space subject to the buyers needs and requirements.

### Lounge

12'8" x 10'2" approx (3.88 x 3.12 approx)

Laminate floor covering, UPVC double glazed window to the rear elevation, dado rail, archway leading through to the rear lobby/office.

### First Floor Landing

Carpeted flooring, two built-in storage cupboards, wall mounted radiator, loft access hatch, doors leading off to:

### Bedroom One

16'0" x 9'6" approx (4.88 x 2.92 approx)

Currently has a temporary partition, carpeted flooring, wall mounted radiator, two UPVC double glazed windows to the rear elevation, built-in storage cupboard.

### Bedroom Two

14'0" x 10'3" approx (4.29 x 3.13 approx)

UPVC double glazed window to the front elevation, wooden flooring, wall mounted radiator.

### Family Bathroom

5'1" x 7'8" approx (1.55 x 2.36 approx)

Two UPVC double glazed windows to the front elevation, tiling to the walls, linoleum floor covering, panelled path with mains fed shower over, wall mounted radiator, extractor fan.

### Outside

#### Front of Property

To the front of the property there is a garden laid to lawn, pathway leading to the front entrance door, fencing to the boundaries.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with garden laid to lawn, outdoor store, pathway leading to secure rear gate, fencing to the boundaries.

### 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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

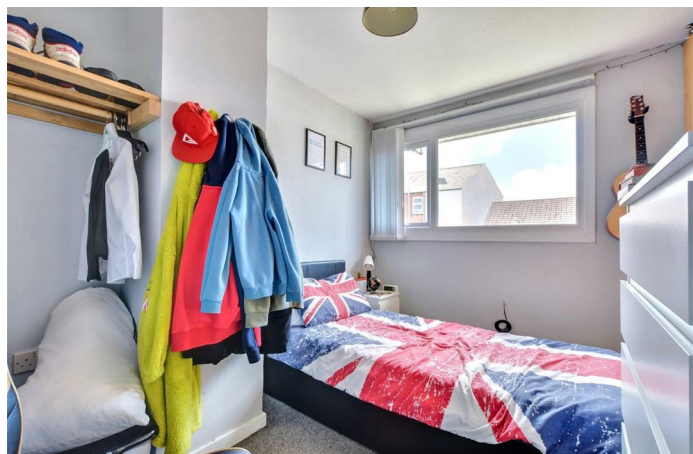
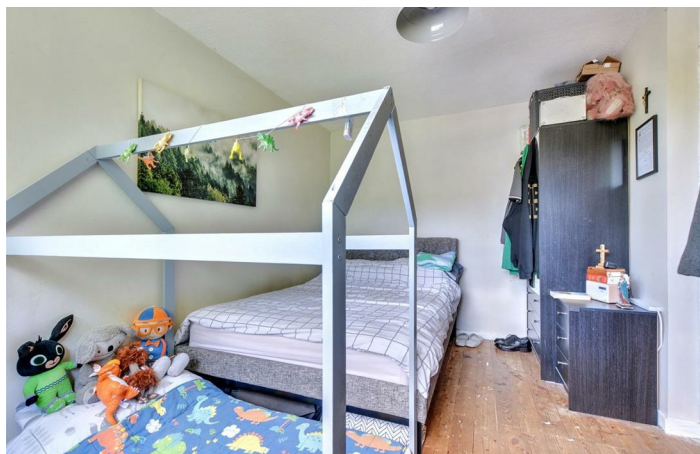
Flood Risk: No flooding in the past 5 years

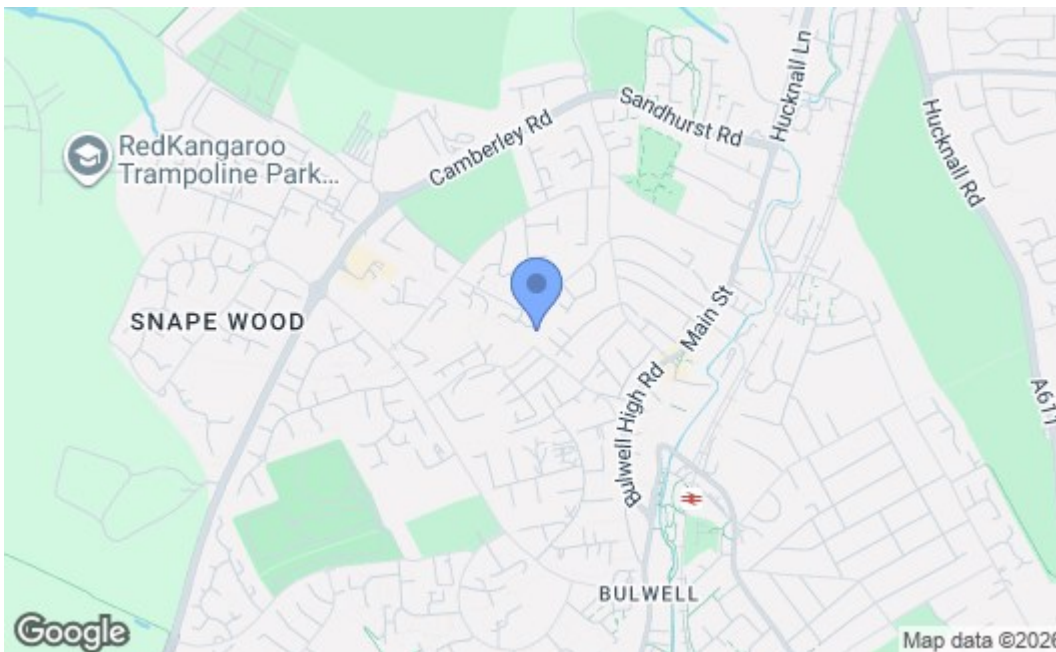
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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			
		69	83
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.