Robert Ellis

look no further...

Northall Avenue
Bulwell, Nottingham NG6 8FJ

A SPACIOUS THREE BEDROOM END TERRACE HOME SITUATED IN SELLER'S WOOD, NOTTINGHAM.

Guide Price £140,000 Freehold

PERFECT FOR FIRST TIME BUYERS OR INVESTORS – NO UPWARD CHAIN

Robert Ellis are delighted to bring to the market this well-presented three-bedroom end terrace property, positioned on a generous corner plot within the popular residential area of Seller's Wood, Bulwell.

The property is ideally located close to a range of local shops, schools and excellent transport links, including road networks and tram services into Nottingham City Centre, making it an excellent choice for both first time buyers and investors.

The accommodation comprises a welcoming entrance hall, spacious living room, fitted dining kitchen and a useful downstairs WC. To the first floor there are three well-proportioned bedrooms and a modern shower room.

Externally, the property sits on a corner plot, offering a larger-than-average garden with potential to create off-street parking, subject to the necessary permissions.

Offered to the market with no upward chain, this is a home ready to move straight into, and we highly recommend an early viewing to fully appreciate what is on offer.

Entrance Lobby
8'9 x 5'6 approx (2.67m x 1.68m approx)
UPVC double glazed door to the front, UPVC double glazed window to the side, linoleum flooring, wall light points, coat hooks, open to:

Inner Lobby
Stairs to the first floor, ceiling light point, doors to:

Kitchen
14'2 x 11'10 approx (4.32m x 3.61m approx)
UPVC double glazed window to the rear, range of matching wall and base units incorporating a laminate work surface over, 1½ bowl sink with mixer tap, gas hob with extractor above, integrated oven, space and point for a free standing fridge freezer, double glazed windows to the front and rear, ceiling light point, linoleum flooring, double radiator, space and plumbing for an auotmatic washing machine, wall mounted gas central heating combi boiler.

Living Room
18'6 x 14'4 approx (5.64m x 4.37m approx)
UPVC double glazed window to the front, ceiling light point, dado rail, double radiator, laminate flooring, feature decorative fireplace incorporating a wooden surround with tiled hearth, coving.

First Floor Landing
UPVC double glazed window to the rear, ceiling light point, airing/storage cupboard with shelving and panelled doors to:

Bedroom 1
14'1 x 8'3 approx (4.29m x 2.51m approx)
UPVC double glazed window to the front, radiator, ceiling light point.

Bedroom 2
11'2 x 8'7 approx (3.40m x 2.62m approx)
UPVC double glazed window to the rear, radiator, ceiling light point, built-in wardrobe.

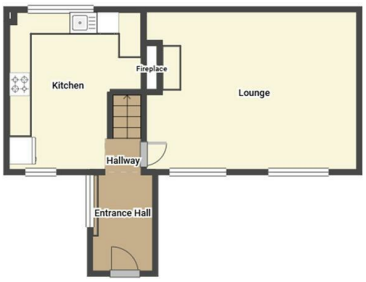
Bedroom 3
11'1 x 9'11 approx (3.38m x 3.02m approx)
UPVC double glazed window to the front, radiator, ceiling light point, dado rail.

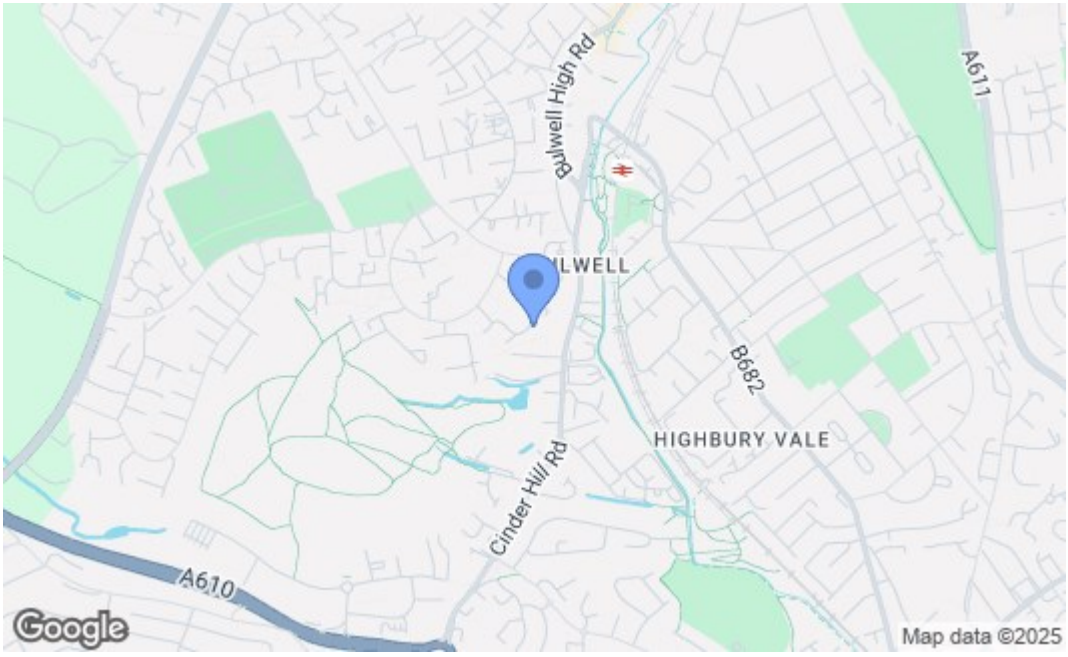
Shower Room
5'6 x 6'7 approx (1.68m x 2.01m approx)
UPVC double glazed window to the rear, three piece suite comprising walk-in shower enclosure, pedestal wash hand basin, low flush w.c., radiator, tiled splashbacks, double glazed window to the rear, laminate flooring.

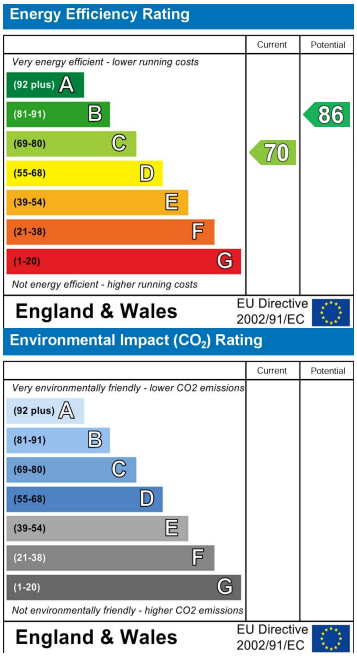
Outside
The property sits on a good size corner plot with gardens to the front, side and rear, fencing to the boundary, garden laid to lawn, raised planters and rear gated access offering potential for a driveway subject to the necessary permissions.

Council Tax
Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, EE, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – Yes
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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