



**Austin Street  
Bulwell, Nottingham NG6 9LA**

**A WELL PRESENTED TWO BEDROOM  
TERRACE PROPERTY SITUATED IN  
BULWELL!**

**Offers In The Region Of**

**£150,000 - £175,000**

**0115 648 5485**



/robertellisestateagent



@robertellisea



Robert Ellis Estate Agents are pleased to present this well-positioned two-bedroom end of terrace property, located in the heart of Bulwell, Nottingham. Ideally situated close to schools, local shops, and excellent transport links, this home is perfect for first-time buyers and investors alike.

Upon entering the property, you are welcomed into a bright and spacious lounge, leading through to a fitted kitchen. From the kitchen, an inner hallway gives access to the ground floor bathroom, rear garden door, and stairs to the first floor.

Upstairs, the property offers two generously sized double bedrooms, providing comfortable living space throughout.

To the rear, there is a low-maintenance yard, ideal for outdoor seating or additional storage.

A fantastic opportunity in a popular location – early viewing is highly recommended. Don't miss out!



### Lounge

12'0" x 14'9" approx (3.66 x 4.50 approx)

UPVC door to the front elevation giving access into the lounge comprising carpeted flooring, wall mounted radiator, fireplace, UPVC double glazed window to the front elevation.

### Kitchen

12'0" x 9'2" approx (3.66 x 2.81 approx)

Linoleum floor covering, space and point for fridge freezer, wall mounted radiator, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, UPVC double glazed window to the rear elevation, space and plumbing for a washing machine, space and point for a cooker, tiled splashbacks, door leading through to rear lobby.

### Rear Lobby

Linoleum floor covering, UPVC double glazed door to the side elevation, stairs leading to the first floor landing, wall mounted radiator, door leading through to the downstairs shower room.

### Shower Room

5'4" x 6'3" approx (1.65 x 1.93 approx)

Linoleum floor covering, UPVC double glazed window to the rear elevation, tiled splashbacks, WC, handwash basin with mixer tap, shower cubicle with electric shower over.

### First Floor Landing

Carpeted flooring, doors leading off to:

### Bedroom One

5'6" x 12'0" approx (1.68 x 3.68 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, access to the loft.

### Bedroom Two

11'10" x 9'0" approx (3.63 x 2.76 approx)

Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, built-in storage.

### Rear of Property

To the rear of the property there is an enclosed yard style rear garden with fenced and walled boundaries.

### Front of Property

To the front of the property there is on road parking.

### Agents Notes: Additional Information

Council Tax Band:

Local Authority: Gedling 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

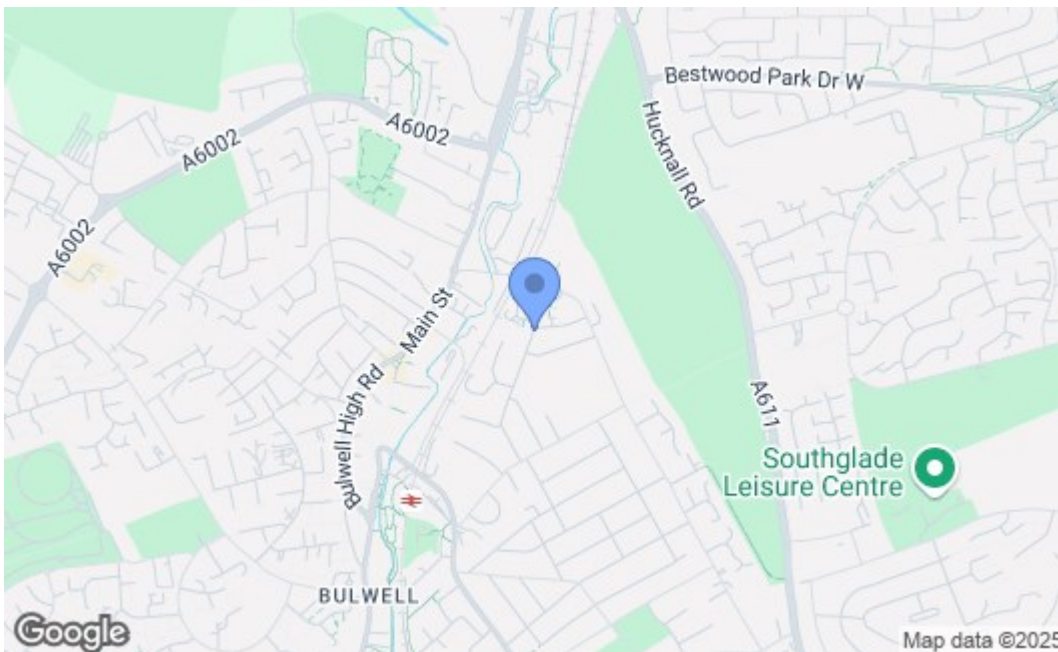
Flood Defences: No

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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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.