Robert Ellis

look no further. . .

St. Albans Road
Bulwell, Nottingham NG6 9JQ

A THREE BEDROOM DETACHED FAMILY PROPERTY

Asking Price £225,000 Freehold

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THREE BEDROOM DETACHED FAMILY HOME – GARAGE, GARDENS & NO UPWARD CHAIN

Robert Ellis are delighted to bring to the market this WELL-PRESENTED THREE BEDROOM DETACHED HOME, ideally suited for GROWING FAMILIES and offered to the market with NO UPWARD CHAIN.

Located within easy reach of local AMENITIES, SCHOOLS, and excellent TRANSPORT LINKS, this property enjoys a CONVENIENT and FAMILY FRIENDLY SETTING.

The accommodation benefits from GAS CENTRAL HEATING and UPVC DOUBLE GLAZING, and in brief comprises an ENTRANCE HALLWAY, SPACIOUS LOUNGE, and BREAKFAST KITCHEN. Upstairs, you'll find THREE WELL-PROPORTIONED BEDROOMS and a family WET ROOM.

Externally, the home boasts FRONT AND REAR GARDENS, a DRIVEWAY providing OFF-STREET PARKING, and a DETACHED GARAGE.

This is an IDEAL FAMILY HOME and an excellent opportunity for those seeking more space in a popular residential location. Early viewing is highly recommended.

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

Entrance Lobby
3'1 x 5'02 approx (0.94m x 1.57m approx)
UPVC double glazed entrance door to the front elevation with double glazed windows either side, tiling to the floor, internal double glazed UPVC door leading to the inner entrance hallway.

Inner Entrance Hallway
UPVC double glazed window to the side elevation, staircase leading to the first floor landing, ceiling light point, wall mounted radiator, panelled door leading through to the bay fronted living room.

Living Room
16'2 x 12'2 approx (4.93m x 3.71m approx)
UPVC double glazed sectional bay window to the front elevation, wall mounted radiator, ceiling light point, wall light point, dado rail, feature fireplace incorporating wooden tiled surround and marble hearth with gas fireplace, door leading through to the dining kitchen.

Dining Kitchen
10'9 x 15'03 approx (3.28m x 4.65m approx)
With UPVC double glazed window to the rear elevation and UPVC double glazed French doors to the rear elevation providing access to the enclosed rear garden, wall mounted radiator, ceiling light points, ample space for a dining table, with a range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with mixer tap over, space and point for freestanding gas cooker, space and point for automatic washing machine and dishwasher, pantry providing useful additional storage space with built in shelving, tiled splashbacks, extractor fan, door leading off to the integral garage.

Integral Garage
8'1 x 19'03 approx (2.46m x 5.87m approx)
Up and over door to the front elevation, rear access door, with light.

First Floor Landing
UPVC double glazed window to the side elevation, loft access hatch, ceiling light point, louvre door giving access to the airing cupboard housing the hot water cylinder, panelled doors leading off to:

Bedroom One
9'2 x 14'11 approx (2.79m x 4.55m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

Bedroom Three
9'2 x 6'2 approx (2.79m x 1.88m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

Bedroom Two
9'1 x 12'6 approx (2.77m x 3.81m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

Family Bathroom
6'6 x 5'08 approx (1.98m x 1.73m approx)
UPVC double glazed window to the rear elevation, low level flush WC, pedestal wash hand basin, walk-in wet room shower enclosure with Mira shower above, wall mounted radiator, ceiling light point, tiled splashbacks, extractor fan.

Outside

Front of Property
To the front of the property there is a driveway providing ample off the road vehicle hardstanding, low maintenance gravelled garden with shrubs planted to the borders.

Rear of Property
To the rear of the property there is an enclosed rear garden being laid mainly to lawn with fencing to the boundaries and matures shrubs and trees planted throughout, additional spacious patio area.

Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 16mbps Ultrafast 1800mbps
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

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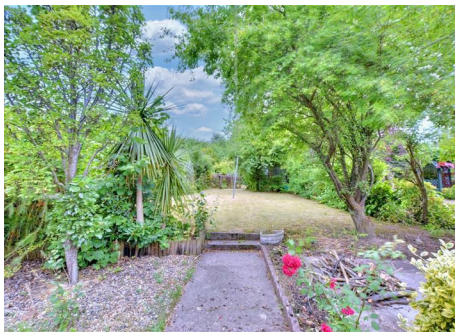
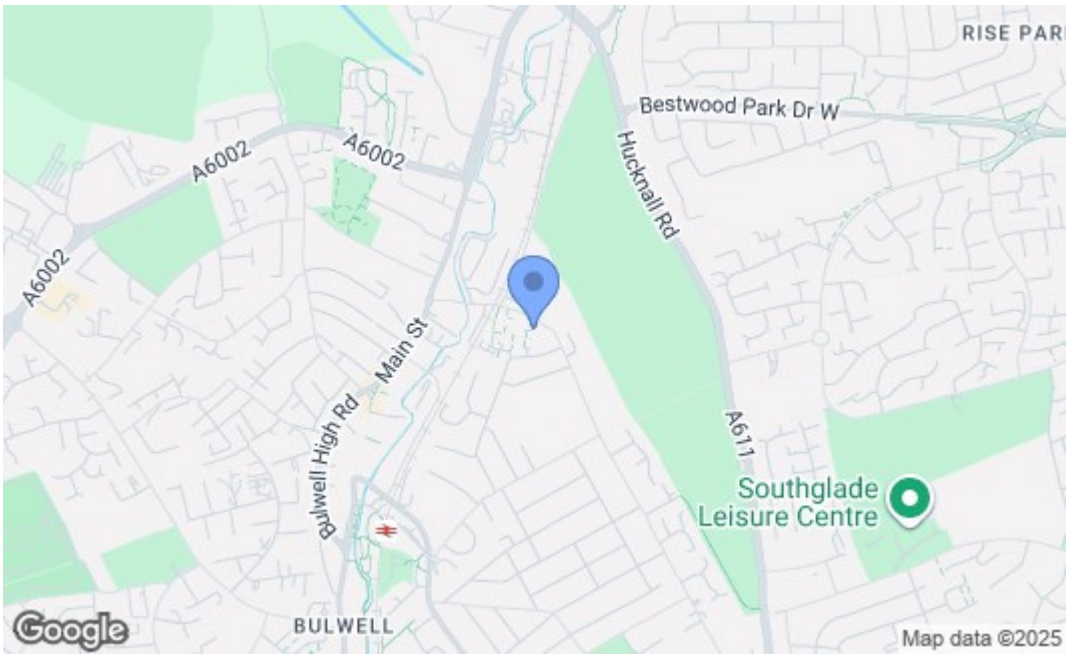
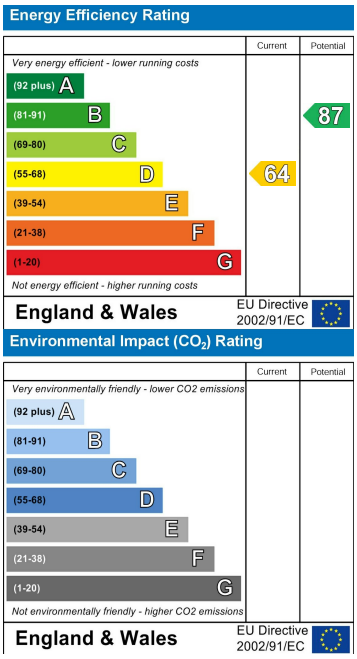
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.







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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