



St. Andrews Close,  
Bulwell, Nottingham  
NG6 9HY

**£180,000 Freehold**



LOOKING TO LOSE THE STAIRS, LOOK NO FURTHER..

Robert Ellis are delighted to offer to the market this 2 bedroom detached bungalow just outside Bulwell Town Centre, the property would make an ideal choice for buyers looking to downsize whilst remaining close to shops and local amenities.

The accommodation comprises in brief; an entrance hall, lounge diner, conservatory, kitchen, two bedrooms, and a bathroom fitted with a modern white suite. Outside, there are gardens to the front and rear elevations along with a driveway.

St. Andrews Close is located just half a mile from Bulwell Town Centre, which offers a wide range of shops, eateries, amenities, and public services. Transport links are excellent with various bus stops and the NET tram service just a ten-minute walk away. For more information or to book your viewing 24/7 contact Robert Ellis on 0115 6485485.

Selling with no upward chain.



### Entrance Hallway

UPVC double glazed entrance door to the front, loft access hatch and panelled doors to:

### Bedroom 1

11'10" x 10'7" approx (3.61m x 3.23m approx)

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

### Bedroom 2

10' x 8'1" approx (3.05m x 2.46m approx)

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

### Re-fitted Wet Room

8'1" x 5'4" approx (2.46m x 1.63m approx)

UPVC double glazed window to the front, wall hung vanity wash hand basin, low flush w.c., tiled splashbacks, mains fed electric shower, wall mounted double radiator.

### Living Room

17' x 11'3" approx (5.18m x 3.43m approx)

With sliding double glazed patio door to the conservatory at the rear, laminate flooring, ceiling light point, wall mounted double radiator, doorway through to kitchen, feature fireplace incorporating wooden mantle with tiled hearth and surround.

### Kitchen

10'4" x 8' approx (3.15m x 2.44m approx)

With a range of matching wall and base units incorporating laminate work surface over, UPVC double glazed window to the rear, wall mounted Vaillant gas central heating combination boiler, space and point for free standing cooker, tiled splashbacks.

### Conservatory

6'11" x 6'6" approx (2.11m x 1.98m approx)

UPVC double glazed windows to the side and rear, tiled floor, sliding double glazed patio door leading through to living room with sliding patio doors to the enclosed rear garden.

### Outside

To the rear of the property there is an enclosed garden

laid mainly to lawn, fencing to the boundary and patio area, secure gated access to the side.

### Mortgage Advice

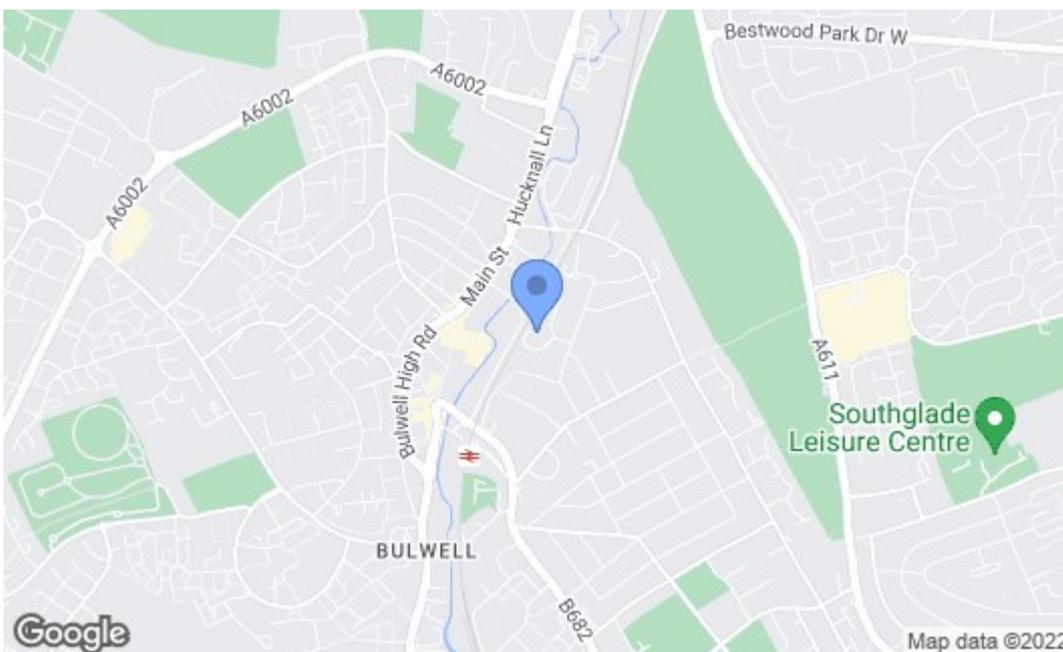
Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where our mortgage advisors are available six days a week to discuss your needs. The Mortgage Company use over 60 different lenders to find a mortgage specific to your requirements. They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover and buildings and contents insurance, based on an analysis of a number of insurers.

Your property may be repossessed if you do not keep up repayments on your mortgage.

### Council Tax

Council Tax band C - Nottingham City Council. To be confirmed by the purchasers solicitor.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(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.