



Fradley Close,  
Bulwell, Nottingham  
NG6 8DB

**£65,000 Leasehold**

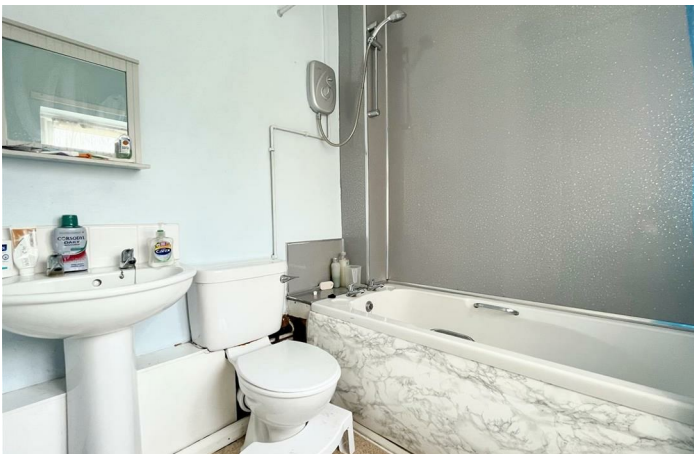


\*\*\*IDEAL INVESTMENT \*\*\*

Robert Ellis Estate Agents are pleased to bring to the market this ONE-bedroom ground floor MAISONETTE.

The property is situated towards the end of a CUL-DE-SAC with excellent access to the NOTTINGHAM RING ROAD and the A6002 to NOTTINGHAM CITY CENTRE and a short drive to Hucknall and Bulwell town centres.

The accommodation briefly comprises an ENTRANCE LOBBY, LIVING ROOM/ KITCHEN, FAMILY BATHROOM and ONE BEDROOM. Outside the property there is a ENCLOSED GARDEN. With easy access to the CITY CENTRE the property is offered to the market with NO ONWARD CHAIN, it is ideal for INVESTMENT opportunity with a tenant insitu, so call now to view!



### Entrance Lobby

6'05 x 6'05 approx (1.96m x 1.96m approx)

UPVC double glazed composite front door to the side elevation. Floor mounted radiator. Ceiling light point. Airing cupboard housing additional storage with Baxi gas central heating combination boiler providing hot water and central heating to the property throughout. Space for coat/jacket storage.

### Lounge / Kitchen Diner

14'05 x 16'11 approx (4.39m x 5.16m approx)

Open plan. Fireplace incorporating wooden surround with hearth back panel and electric fire. Built-in storage cupboard to chimney recess providing useful and additional storage space.

Range of matching wall and base units incorporating laminate work surface over. Stainless steel with swan neck mixer tap. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Tiled splash backs. Ceiling light point. Wall mounted double radiator. Ceiling light point. UPVC double glazed window to the front elevation overlooking enclosed front garden.

Panelled doors leading through to Bedroom.

### Bedroom

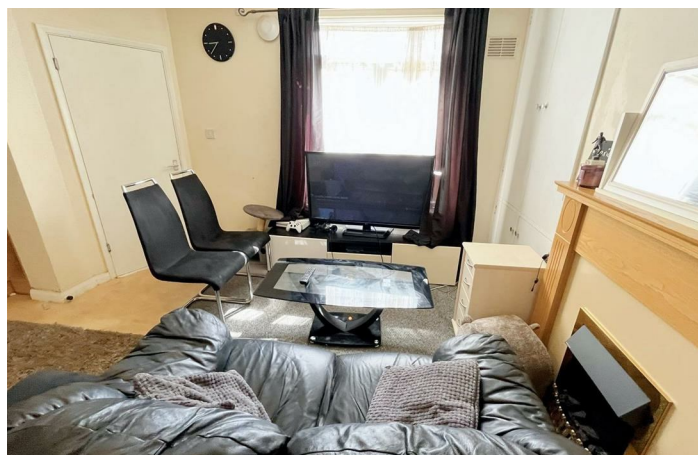
11'09 x 13' approx (3.58m x 3.96m approx)

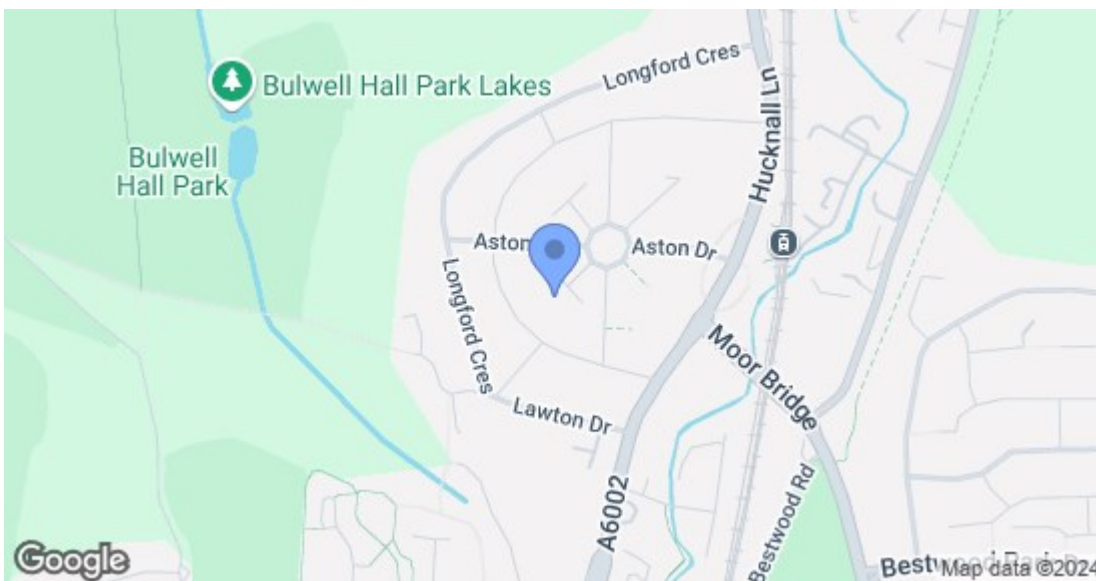
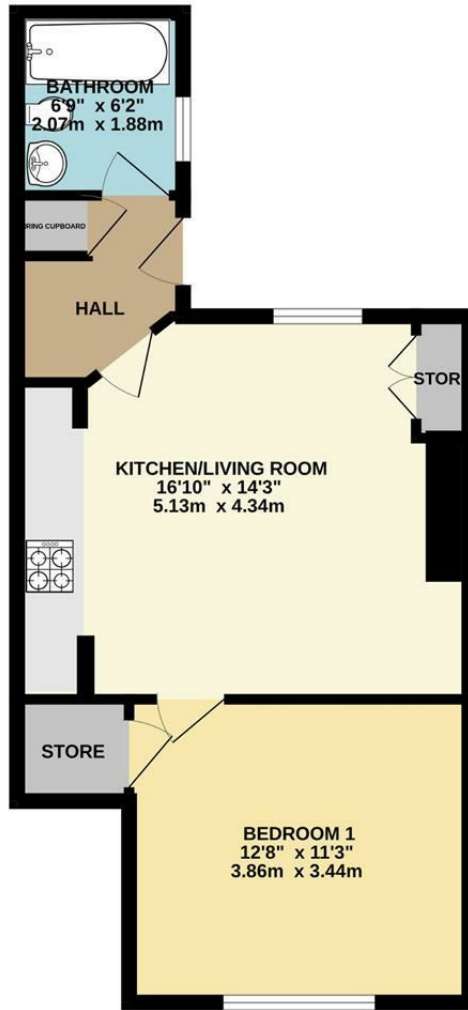
Wall mounted double radiator. Ceiling light point. UPVC double glazed window to the front elevation. Panelled door leading to under stairs storage cupboard providing useful additional storage, with light and power.

### Family Bathroom

7' x 6'09 approx (2.13m x 2.06m approx)

Morden white 3 piece suite comprising panel bath with electric Triton shower unit above. Low level flush W/C. Pedestal wash hand basin. Splash backs. Ceiling light point. Extractor unit. UPVC double glazed window to the side elevation.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.