



Church Lane  
Bulwell, Nottingham NG6 9AD

A THREE BEDROOM DETACHED FAMILY  
PROPERTY REQUIRING RENOVATION  
WORKS.

**Asking Price £220,000 Freehold**





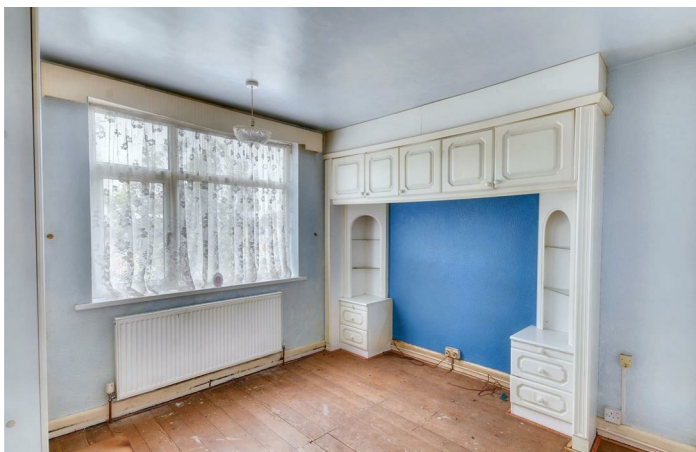
Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC THREE BEDROOM, DETACHED FAMILY HOME SITUATED ON A LARGER THAN AVERAGE PLOT IN BULWELL, NOTTINGHAM.

Bulwell offers a blend of historical charm and modern convenience, with excellent transport links, vibrant community spaces, and a rich local heritage. It's an ideal location for families, with parks, schools, and amenities nearby. Recent regeneration efforts have enhanced its appeal, making it a great investment opportunity in Nottingham.

Upon entry, you are welcomed into the hallway which leads to the open plan lounge/dining room, kitchen with fitted units, pantry and rear lobby/utility room. The stairs led to the landing, first double bedroom, second double bedroom, third bedroom, family bathroom and separate WC.

The property sits on a good size plot with a LARGE block paved driveway, garage/workshop and gardens to the front and rear elevations.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY- Selling with NO UPWARD CHAIN.



### Entrance Porch

UPVC double glazed entrance door to the front elevation, tiled flooring, ceiling light point, internal glazed leaded door to:

### Inner Hallway

Stairs to the first floor, wall mounted radiator, laminate flooring, panelling to the walls, ceiling light point, built-in storage cupboard housing electric meter point and electrical consumer unit, original stained glass windows with door leading to:

### Open Plan Lounge/Diner

13'11 x 25'8 approx (4.24m x 7.82m approx)

This open lounge/diner benefits from having three UPVC double glazed windows to the front and side elevations, ceiling light point, wall light points, wall mounted double radiators, feature fireplace incorporating stone surround with wooden mantle, archway dividing the two rooms into both sitting and dining areas.

### Fitted Kitchen

8'9 x 10'3 approx (2.67m x 3.12m approx)

A range of matching wall and base units incorporating a laminate work surface above, UPVC double glazed window to the side elevation, integrated oven, space and plumbing for an automatic washing machine, four ring gas hob with stainless steel extractor hood over, doorway leading to:

### Rear Lobby

6'11 x 9'9 approx (2.11m x 2.97m approx)

Space and plumbing for automatic washing machine, UPVC double glazed rear access door and doorway through to pantry providing further storage space. Panelled door to:

### Ground Floor WC

Low flush WC, laminate flooring.

### First Floor Landing

Ceiling light point, UPVC double glazed window to the side elevation, storage cupboard housing Baxi gas central heating boiler, panelled doors to:

### Bedroom 1

13'4 x 12'3 approx (4.06m x 3.73m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobes.

### Bedroom 2

11'9 x 11'3 approx (3.58m x 3.43m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, built-in storage cupboard, ceiling light point.

### Bedroom 3

10'1 x 7'1 approx (3.07m x 2.13m approx)

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

### Shower Room

6'2 x 7'6 approx (1.88m x 2.29m approx)

UPVC double glazed window to the rear elevation, semi recessed vanity

wash hand basin with storage cupboard below, walk-in shower enclosure with mains fed shower above, tiled splashbacks, ceiling light point.

### Separate WC

5'11 x 2'5 approx (1.80m x 0.74m approx)

UPVC double glazed window to the side elevation, ceiling light point, linoleum flooring, low level flush WC.

### Outside

The property sits on a good size plot with a mature garden to the front elevation incorporating shrubs and trees planted to the borders, large paved patio area and pergola screening.

To the side of the property there is a large gated driveway providing ample off the road vehicle hard standing and leading to the free standing brick built garage.

To the rear there is a small courtyard style garden with a stone wall to the boundary. Potting shed with windows to the side elevations and glazed access door.

### Garage

With up and over door to the front elevation, windows to the front and side and side access door.

### Council Tax

Nottingham Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 223mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

### Agents Notes

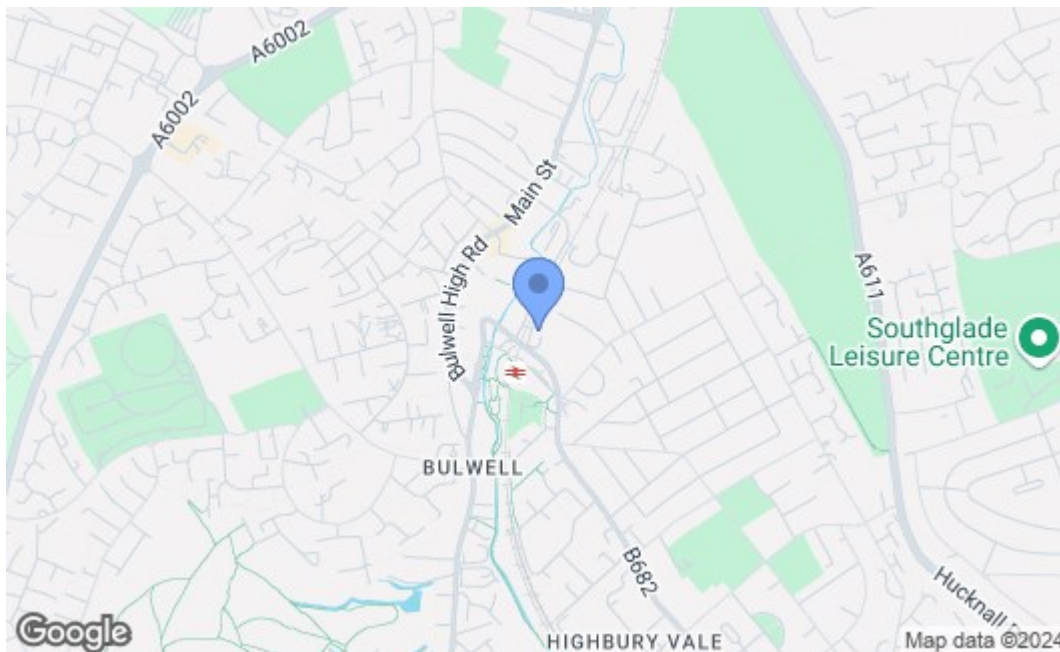
This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate, it may not be possible to provide answers to the standard property questionnaire. Please refer 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.





Robert Ellis  
ESTATE AGENTS



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