



**Cinderhill Road  
Bulwell, Nottingham NG6 8RE**

A THREE BEDROOM SEMI-DETACHED  
PROPERTY WITH ENCLOSED REAR  
GARDEN SITUATED IN BULWELL,  
NOTTINGHAM.

**Asking Price £165,000 Freehold**



**\*\* CALLING ALL FIRST TIME BUYERS & INVESTORS \*\***

Robert Ellis Estate Agents are delighted to offer to the market this THREE BEDROOM SEMI-DETACHED PROPERTY situated in Bulwell, Nottingham. The property benefits from being situated close to local schools, shops and transport links and is within easy access to the M1.

The property has been improved by the current owners with modern gas central heating and double glazing. Constructed of brick to the external elevation all under a tiled roof.

Upon entry you are welcomed into an entrance hallway which leads into the bay fronted living room, dining room and fitted kitchen. The stairs lead to the FIRST DOUBLE bedroom, SECOND DOUBLE bedroom, THIRD Bedroom and family bathroom with a 3 piece suite.

To the front elevation there is a low maintenance walled garden with a pathway to the side entrance door. To the property's rear, there is a good-sized enclosed garden with a large patio area and gardens laid to lawn.

An early viewing of this property is highly recommended to appreciate the accommodation on offer. Selling with the benefit of NO UPWARD CHAIN.



### Entrance Hallway

5'11" x 13'07" pprox (1.80m x 4.14m pprox)

UPVC double glazed door to the side elevation with fixed double glazed panels either side. Staircase leading to the first floor landing. Wall mounted double radiator. Laminate flooring. Under stair storage space. Panel doors leading into rooms.

### Living Room

12'9" x 13" approx (3.89m x 3.96m approx)

UPVC double glazed bay window to the front elevation. Ceiling light point. Wall mounted double radiator. Feature fireplace incorporating a wooden mantle, quarry tiled hearth and three bar gas fire. Cupboard with leaded doors housing electrical consumer unit and metres.

### Dining Room

11' x 13'1" approx (3.35m x 3.99m approx)

UPVC double glazed window to the rear elevation. Coving to the ceiling. Ceiling light point. Wall mounted double radiator. Dado rail. Feature fireplace incorporating wooden mantle, tiled hearth and surround with three bar gas fire. Panel door leading through to fitted kitchen.

### Kitchen

11'06" x 6'10" approx (3.51m x 2.08m approx)

UPVC double glazed window to the rear elevation. UPVC double glazed access door. Range of matching wall and based units incorporating laminate worksurface above. Stainless sink with mixed tap above. Space and point for a freestanding gas cooker. Space and point for a freestanding fridge freezer.

### First Floor Landing

Loft access hatch. Ceiling light point. Wall mounted radiator. Panel doors leading to rooms.

### Bedroom 1

11'02" x 13'01" approx (3.40m x 3.99m approx)

UPVC double glazed window to the front elevation. Wall mounted double radiator. Ceiling light point.

### Bedroom 2

10'3" x 11' approx (3.12m x 3.35m approx)

UPVC double glazed window to the rear elevation. Wall

mounted double radiator. Ceiling light point. Airing covered housing refitted Glow Worm gas central heating combination boiler providing hot water and central heating to the property.

### Bedroom 3

11'10" x 6'06" approx (3.61m x 1.98m approx)

UPVC double glazed window to the rear elevation. Wall mounted double radiator. Ceiling light point.

### Family Bathroom

6'01" x 6' approx (1.85m x 1.83m approx)

UPVC double glazed window to the side elevation. 3 piece suite comprising of a panel bath with electric shower over, pedestal wash hand basin and a low level flush WC. Tiling to the walls. Wall mounted radiator.

### Front of Property

To the front of the property there is a low maintenance walled garden with gated access to the side elevation.

### Rear of Property

To the rear of the property there is a good sized enclosed rear garden featuring a large paved patio areas, garden laid to lawn and fencing to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

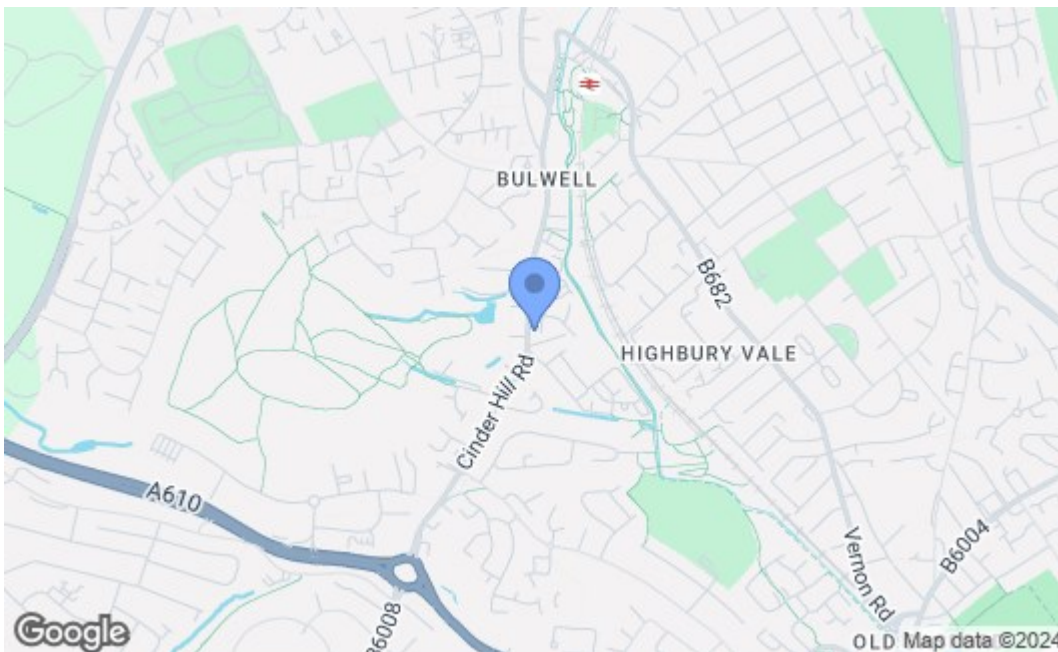
Flood Defences: No

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		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.