



**Cantrell Road
Bulwell, Nottingham NG6 9AG**

A TWO BEDROOM SEMI-DETACHED
PROPERTY SITUATED IN BULWELL,
NOTTINGHAM.

Asking Price £185,000 Freehold



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

Robert Ellis Estate Agents are delighted to offer to the market this TWO 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.

Upon entry you are welcomed into an entrance hallway which leads into the bay fronted living room and kitchen diner with fitted units along with refitted gas central heating Boiler. The kitchen leads into the conservatory providing additional reception space to the ground floor. The stairs lead to the FIRST DOUBLE bedroom, SECOND bedroom, family bathroom room and separate WC.

To the front elevation there is a low maintenance gravelled garden with secure gated access to the rear. To the property's rear, there is a good-sized tiered enclosed garden with a large patio area and gardens laid to lawn.

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



Entrance Hallway

5'11" x 5'5" approx (1.80m x 1.65m approx)

UPVC double glazed entrance door to the side elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Staircase leading to the first floor landing. Built-in storage cupboard. Panel doors leading into the living room and kitchen.

Living Room

19'9" x 11'11" approx (6.02m x 3.63m approx)

UPVC double glazed bay window and additional UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted double radiator. Ceiling light point. Ceiling rose. TV point. Built-in storage cupboard housing electric metres with further shelving for additional storage.

Kitchen

9'01" x 17' approx (2.77m x 5.18m approx)

Window to the rear elevation and rear access door leading to the conservatory. Linoleum floor covering. A range of matching wall and base units incorporating laminate worksurfaces above. Sink with swan neck dual tap over. Integrated oven with 4 ring hob above and splashback. Space and point for a freestanding fridge freezer. Space and plumbing for an automatic washing machine. Space and plumbing for a freestanding dishwasher. Wall mounted ideal gas central heating combination boiler providing hot water and central heating to the property.

Conservatory

7'01" x 10'6" approx (2.16m x 3.20m approx)

UPVC double glazed windows to the side and rear elevation. UPVC double glazed French doors leading to enclosed rear garden. Laminate flooring. Light & Power.

First Floor Landing

UPVC double glazed window to the front elevation. Ceiling light point. Loft access hatch leading to part boarded loft space with useful additional storage space. Panel doors leading into bedrooms 1, 2, family bathroom and separate WC.

Bedroom 1

10'6" x 12' approx (3.20m x 3.66m approx)

UPVC double glazed bay window to front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to ceiling.

Bedroom 2

10'6" x 9'2" approx (3.20m x 2.79m approx)

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

Family Bathroom

5'08" x 5'01" approx (1.73m x 1.55m approx)

UPVC double glazed window to rear elevation. Tiled splashbacks. Wall mounted double radiator. Ceiling light point. Double ended panel bath with shower above. Vanity wash hand basin with storage cupboards below.

Separate WC

2'8" x 5'04" approx (0.81m x 1.63m approx)

UPVC double glazed window to the side elevation. Linoleum floor covering. Ceiling light point. Low level flush WC

Front of Property

To the front of the property there is a low maintenance gravelled garden, pathway leading to the front entrance door, mature shrubbery and trees to the borders with fencing and hedging to the boundaries.

Rear of Property

To the rear of the property there is an enclosed tiered rear garden with a paved patio area, low maintenance gravelled area and sectional garden laid to lawn with fencing to the boundaries.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

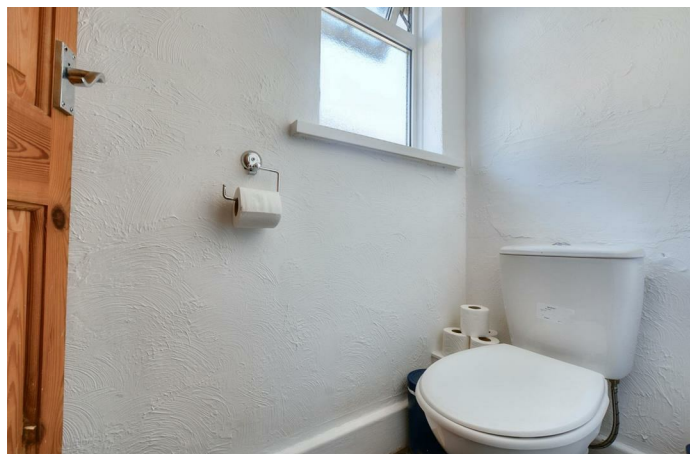
Flood Risk: No flooding in the past 5 years

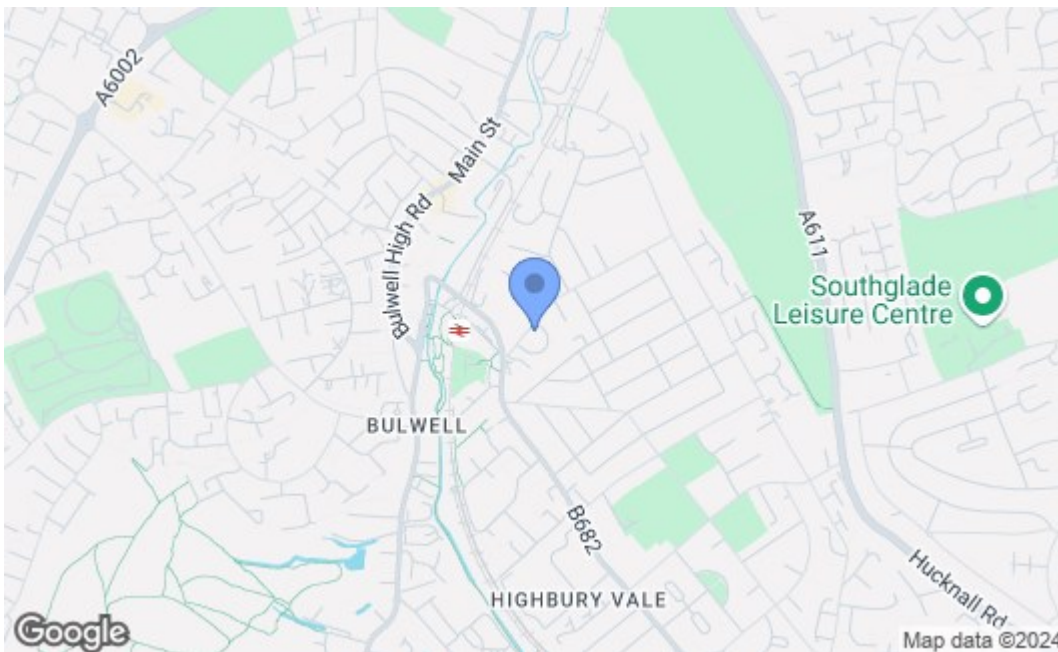
Flood Defences: No

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			78
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ 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 ₂ 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.