



**St. Andrews Close  
Bulwell, Nottingham NG6 9HY**

A TWO BEDROOM DETACHED BUNGLOW,  
SITUATED IN A CUL-DE-SAC LOCATION.  
VIEWING RECOMMENDED.

**Offers Over £180,000 Freehold**





LOOKING TO LOSE THE STAIRS, LOOK NO FURTHER...

Robert Ellis are delighted to offer to the market this TWO-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 shower room. 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.

Viewing recommended.



### Entrance Hallway

UPVC double glazed entrance door to the front elevation leading into the entrance hallway, laminate flooring, wall mounted radiator, ceiling light point, loft access hatch, internal doors leading into the lounge diner, bedroom 1, 2 and the shower room.

### Lounge Diner

11'4 x 17'8 approx (3.45m x 5.38m approx)

Double glazed sliding doors leading into the conservatory, internal door leading into the kitchen, laminate flooring, wall mounted radiator, ceiling light points with built-in fans.

### Kitchen

7'9 x 10'6 approx (2.36m x 3.20m approx)

UPVC double glazed window to the rear elevation, vinyl flooring, tiled splashbacks, wall mounted radiator, ceiling light point, a range of matching wall and base units incorporating laminate worksurfaces above, integrated oven, 4 ring stainless steel gas hob with extractor unit above, stainless steel sink and drainer unit with mixer tap above, space and plumbing for an automatic washing machine, integrated dishwasher, integrated Ideal gas central heating combination boiler providing hot water and central heating to the property, under the counter integrated fridge.

### Conservatory

11'7 x 10'1 approx (3.53m x 3.07m approx)

UPVC double glazed French doors to the side elevation leading to the enclosed rear garden, UPVC double glazed windows to the side and rear elevations, laminate flooring, ceiling light points with built-in fans.

### Bedroom 1

8'10 x 11'10 approx (2.69m x 3.61m approx)

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

### Bedroom 2

9'11 x 7'10 approx (3.02m x 2.39m approx)

UPVC double glazed window to the side elevation, vinyl flooring, wall mounted radiator, ceiling light point with built-in fan,

### Shower Room

5'4 x 8'3 approx (1.63m x 2.51m approx)

UPVC double glazed window to the front elevation, tiled flooring, tiled splashbacks, wall mounted towel radiator, ceiling light point, extractor fan, 3 piece suite comprising of a walk-in shower with an electric Mira shower above, vanity wash hand basin with a mixer tap and storage cupboards and a low level WC.

### Front of Property

To the front of the property there is a low maintenance front garden, a range of shrubbery and fencing to the boundaries.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a paved patio area, garden laid to lawn and fencing to the boundaries. Secure gated access to the front elevation.

### 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, 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

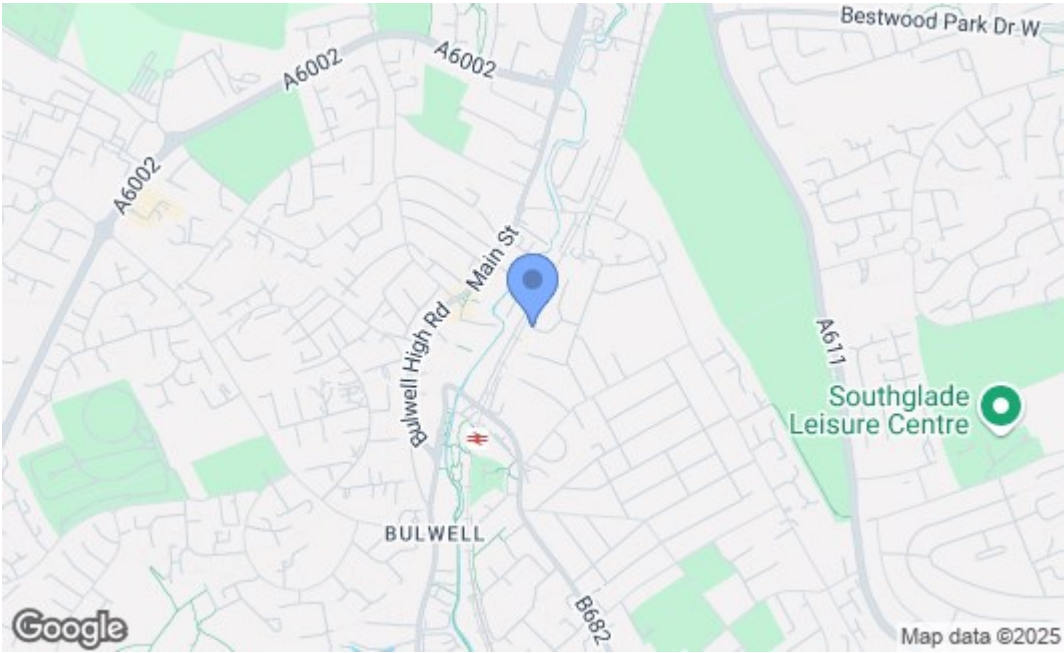
Any Legal Restrictions: No

Other Material Issues: No

1018NM/HM







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(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.