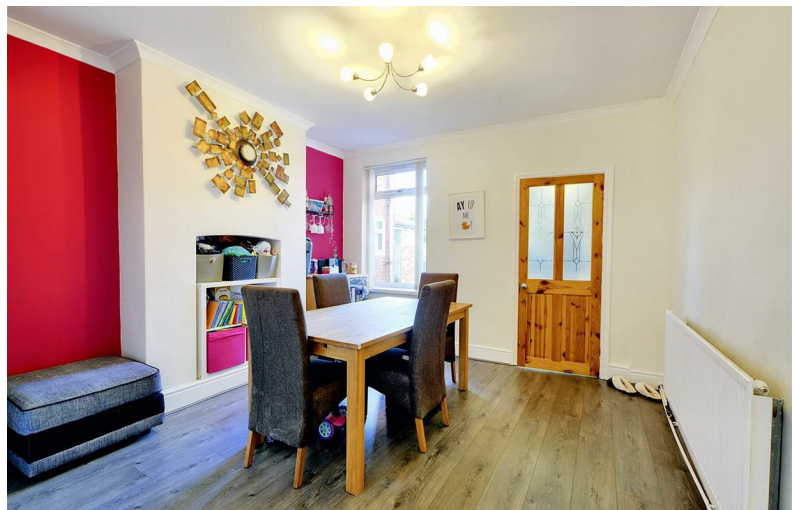


# Robert Ellis

look no further...



Bannerman Road,  
Bulwell, Nottingham  
NG6 9JA

**£150,000 Freehold**

0115 648 5485



/robertellisestateagent



@robertellisea



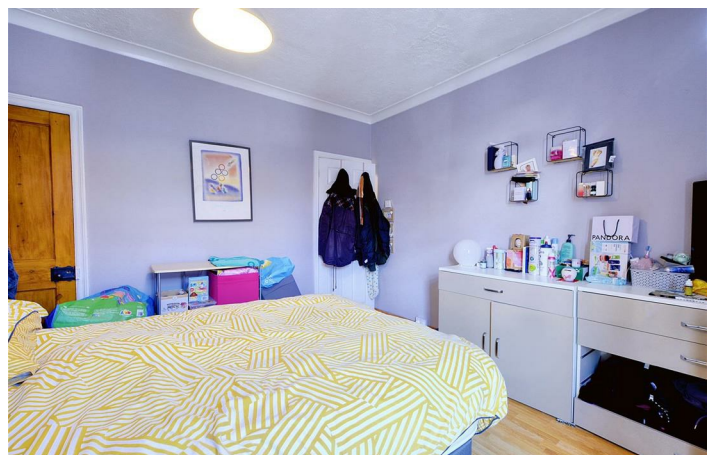
**\*\*CALLING ALL FIRST TIME BUYERS & BUY TO LET INVESTORS!\*\***

Robert Ellis Estate Agents are delighted to offer to the market this WELL PRESENTED TWO DOUBLE BEDROOM MID TERRACE 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 entering the home you are welcomed in to the lounge with access to the dining room, you are then greeted by the kitchen which provides access to the large rear garden. Now to upstairs, the landing provides access to the two double bedrooms and a family bathroom.

This property would make the perfect starter home to put your own stamp on. If you are interested and you would like to arrange your viewing, please give our Arnold Branch a call today!

**DO NOT MISS OUT!**



## Lounge

11'10" x 11'11" approx (3.63 x 3.65 approx)

Composite entrance door to the front elevation. Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Access into the dining room.

## Dining Room

21'9" x 12'1" approx (6.65 x 3.70 approx)

Double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator. Access into the kitchen.

## Kitchen

11'9" x 6'8" approx (3.60 x 2.04 approx)

Double glazed door to the side elevation leading to the rear. Linoleum flooring. Range of fitted wall and base units with worksurfaces above. Double sink and drainer unit with dual heat tap. Space and plumbing for a washing machine. Space and point for a fridge freezer. Built-in electric oven with induction hob above. Extractor fan.

## First Floor Landing

Carpeted flooring. Wall mounted radiator. Access into bedrooms 1, 2 and family bathroom.

## Bedroom 1

21'9" x 21'7" approx (6.65 x 6.6 approx)

Double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Built-in storage cupboard.

## Bedroom 2

12'1" x 9'1" approx (3.69 x 2.79 approx)

Double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator.

## Family Bathroom

11'10" x 6'10" approx (3.62 x 2.09 approx)

Double glazed window to the rear elevation. Linoleum flooring. Tiled splashbacks. Heated towel rail. Walk-in shower with handheld shower unit. Sink with dual heat tap. WC

## Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, laid to lawn area and fencing to the borders.

## Parking

On road parking.

## 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



**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.