

# Robert Ellis

*look no further...*



Bannerman Road,  
Bulwell, Nottingham  
NG6 9HX

**£175,000 Freehold**

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Situated in a well-established residential area of Bulwell, this three-bedroom semi-detached property presents an excellent opportunity for those looking to settle into a convenient and family-friendly location. Whether you're a first-time buyer eager to get onto the property ladder, a growing family needing more space, or an investor searching for a solid addition to your portfolio, this home offers great potential.

The property is ideally located within close proximity to a range of local amenities including schools, shops, supermarkets, and regular public transport links. Bulwell town centre, tram and train stations are just a short distance away, providing easy access into Nottingham and beyond—making it a great choice for commuters.

Upon entering the property, you are welcomed into a bright entrance hall which leads directly into a spacious and comfortable lounge. This room is well-sized and filled with natural light, offering a great space to relax or entertain. From the lounge, you move through to the rear of the property where you'll find a kitchen/diner—a functional space with room for dining and potential to modernise or reconfigure to suit your own style and needs.

To the first floor, the property offers three bedrooms—two of which are good-sized doubles and a third that could serve well as a single bedroom, nursery, or home office. The family bathroom is also located on this floor and currently offers a three-piece suite, with potential to update to suit modern tastes.

Outside, the property benefits from a generously sized rear garden with plenty of space for outdoor seating, children's play, or future landscaping projects. It's a blank canvas ready for someone to create their ideal outdoor space.

Offered to the market with no upward chain, this home is ready for a new owner to move in and make it their own. While it may benefit from some cosmetic updates, it provides a solid layout, a good-sized plot, and bags of potential to add value.

A must-see property that's full of opportunity—early viewing is strongly advised to avoid missing out.



### Entrance Hall

Wooden door to the front, carpeted flooring, stairs to the first floor, cupboard housing meters and door to:

### Lounge

13'3" x 13'11" max (4.05m x 4.25m max)

Carpeted flooring, box bay window to the front, gas fire with marble hearth and surround, TV point and door to:

### Kitchen Diner

9'11" x 12'1" max (3.04m x 3.69m max)

Double glazed window to the rear, wash hand basin with mixer tap, tiled splashback, range of wall and base units with work surfaces over, plumbing for a washing machine, spaces for a tumble dryer and fridge freezer, space for a cooker, door to pantry and door to side hall having a wooden door to the side.

### Bedroom 1

10'5" x 9'10" max (3.2m x 3m max)

Carpeted flooring, double glazed window to the front, picture rail.

### First Floor Landing

Double glazed window to the side, carpeted flooring, access to loft, airing/storage cupboard housing the immersion heater and doors to:

### Bedroom 2

9'11" x 10'7" max (3.03m x 3.23m max)

Double glazed window to the rear, picture rail.

### Bedroom 3

6'11" x 6'10" max (2.11m x 2.10m max)

Carpeted flooring, double glazed window to the front.

### Bathroom

5'10" x 4'10" max (1.78m x 1.48m max)

Tiled floor, tiled splashbacks, double glazed window to the rear, low flush w.c., wash hand basin with mixer tap and shower cubicle with electric shower.

### Outside

To the front there is a garden covered with slate, trees, wall and fence to the boundaries. Gated access to the front and down the side.

To the rear of the property there is a patio area with steps down to a further patio area, range of plants, trees, flowers and shrubs, garden shed, fencing and hedging to the boundaries. Lawned garden with slate garden and flower beds.

### Outside Toilet

3'3" x 4'7" max (1.01m x 1.41m max)

### Council Tax

Nottingham Council Band A

### Additional Information

Electricity – Mains supply (requires rewiring)

Water – Hot water cylinder

Heating – Gas fire

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 44mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

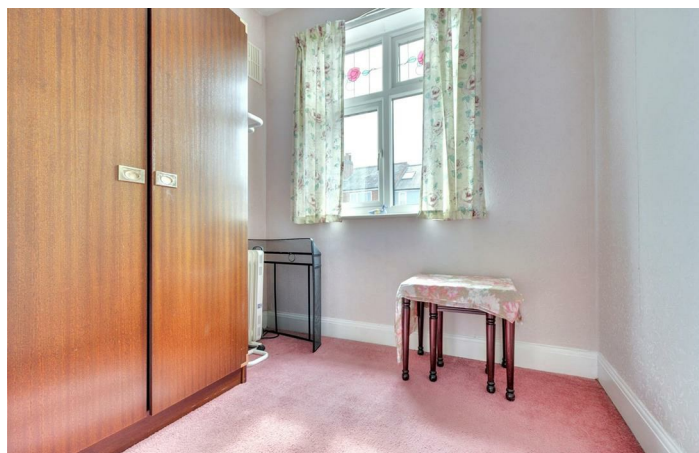
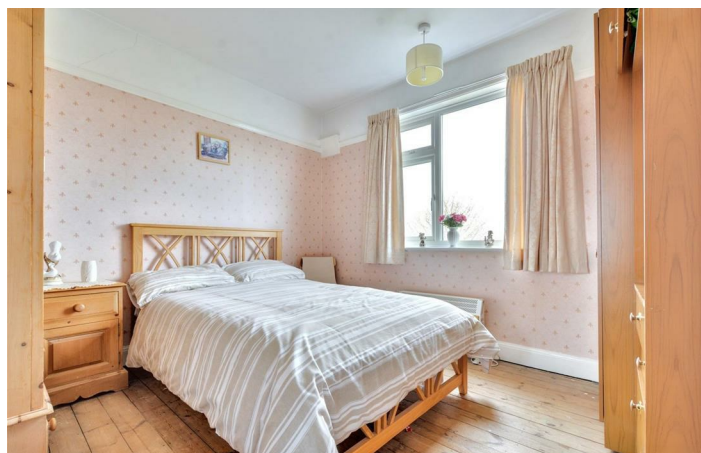
Flood Risk – No, surface water very low

Flood Defenses – No

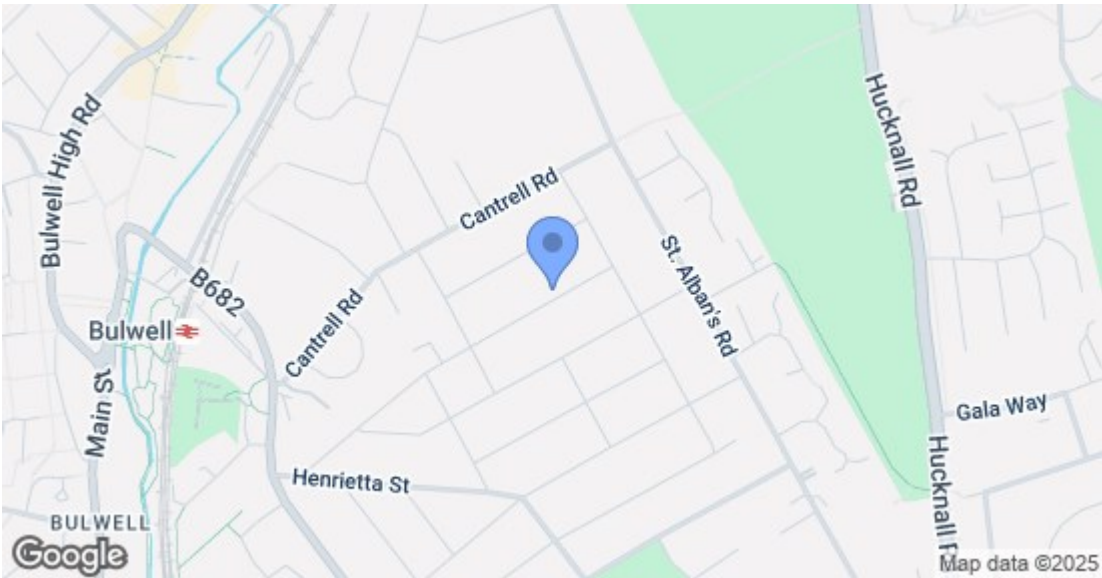
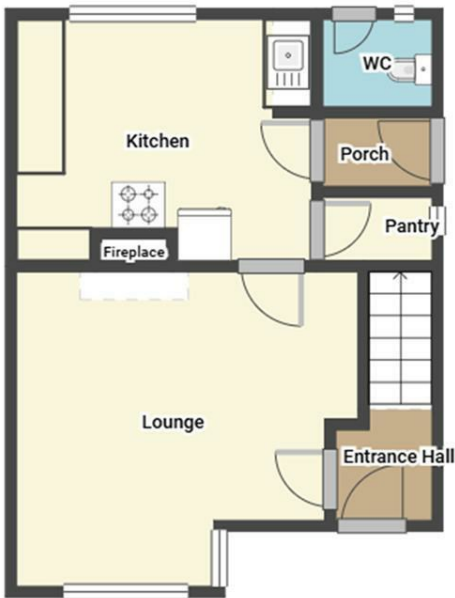
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







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		
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.