



**Gunn Close
Bulwell, Nottingham NG6 7DY**

A GOOD OPPORTUNITY TO ACQUIRE A
FIRST HOME OR BUY TO LET PROPERTY

Offers In The Region Of

£170,000 - £180,000



Robert Ellis Estate Agents are pleased to bring to market this two-bedroom semi-detached home, ideally situated in the popular area of Bulwell, Nottingham.

This well-laid-out property is offered to the market with no upward chain, making it a fantastic opportunity for first-time buyers or investors alike.

The ground floor accommodation begins with a welcoming porch, leading into a bright and comfortable lounge, followed by access to the kitchen at the rear and stairs to the first floor. Upstairs, the property offers two well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from a private driveway and a garage positioned at the front of the property. A rear garden offers great outdoor space and can be conveniently accessed from the front of the home via a side gate.

Located in a well-connected area, this home is close to local schools, shops, and excellent transport links, including bus routes and nearby tram and train services into Nottingham City Centre.

An ideal home to step onto the property ladder or expand your portfolio an early viewing is highly recommended!



Porch

UPVC door to the front, carpeted flooring, built-in storage and door to:

Lounge

10'6" x 13'10" max (3.22m x 4.24m max)

Double glazed window to the front, carpeted flooring, wall mounted radiator and doors to:

Kitchen

6'2" x 13'10" max (1.89m x 4.22m max)

Laminate flooring, wall mounted radiator, double glazed window to the rear, space for a fridge freezer, plumbing for a washing machine, range of wall, base and drawer units with work surfaces over incorporating a double sink and drainer with a mixer tap, tiled splashbacks, wall mounted boiler.

First Floor Landing

Stairs to the first floor, carpeted flooring, access to loft, wall mounted radiator and doors to:

Bedroom 1

7'9" x 11'10" max (2.37m x 3.61m max)

Double glazed window to the front, wall mounted radiator, carpeted flooring.

Bedroom 2

5'10" x 7'2" max (1.8m x 2.2m max)

Built-in storage, wall mounted radiator, carpeted flooring, double glazed window to the front.

Bathroom

4'9" x 7'6" max (1.46m x 2.31m max)

Vinyl flooring, tiled splashbacks, spotlights to the ceiling, heated towel rail, shower cubicle with electric shower, low flush w.c., wash hand basin with mixer tap.

Outside

There is a garden to the front and a garage with parking in front.

The rear garden has a patio and there is on the road parking.

Council Tax

Nottingham Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 14mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

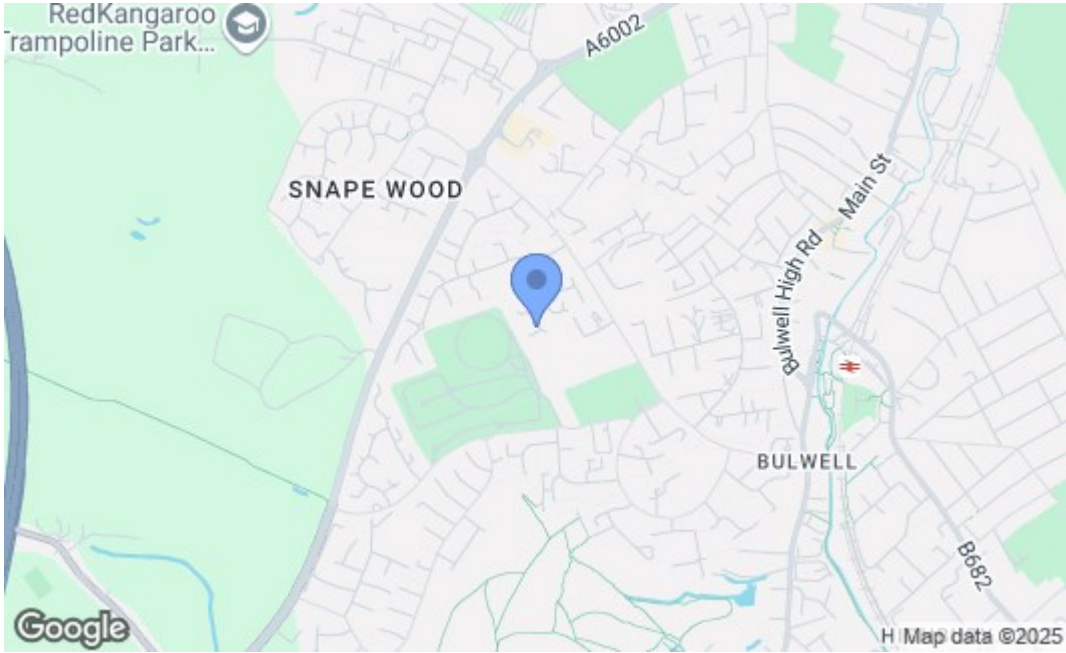
Flood Defenses – No

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 ₂) Rating		
	Current	Potential
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.