



**Rugby Close
Bulwell, Nottingham NG5 9RL**

£200,000 Freehold

Modern 2-Bedroom Townhouse with Garage &
Garden – Rugby Close, NG5



Situated on a quiet residential cul-de-sac in the popular NG5 area, this well-maintained two-bedroom townhouse offers comfortable living in a convenient and sought-after location. Ideal for first-time buyers, downsizers, or investors, the property features a private driveway, integral garage, and a well-balanced internal layout perfect for modern lifestyles.

The ground floor includes an entrance hall leading into a bright kitchen/diner, offering ample storage and space for dining. To the rear, the spacious living room overlooks the garden and opens out through sliding patio doors—ideal for relaxing or entertaining. Upstairs, you'll find two generous bedrooms and a modern three-piece family bathroom. The property also benefits from an insulated loft, offering handy storage or potential for future use.

Outside, the private rear garden provides a quiet space to unwind, while the driveway and garage ensure secure off-street parking.

Located close to a wide range of local amenities including supermarkets, shops, cafés, and excellent schools, Rugby Close also offers easy access to Nottingham city centre via regular bus routes and major road links. With nearby parks and green spaces, this home combines suburban comfort with urban convenience.



Front of Property

To the front of the property there is a driveway providing off the road parking leading to the garage, pathway leading to the front entrance door, pebbled front garden.

Entrance Lobby

UPVC entrance door to the front elevation leading into the entrance lobby, wall mounted radiator, carpeted staircase leading to the first floor landing, glazed door leading through to the kitchen.

Kitchen Diner

9'8" x 10'7" approx (2.962 x 3.228 approx)

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with four ring gas hob over and extractor hood above, tiled ceramic flooring, wall mounted radiator, UPVC double glazed window to the front elevation., ample space for dining table.

Lounge

12'9" x 14'2" approx (3.895 x 4.335 approx)

Wooden flooring, wall mounted radiator, UPVC double glazed rear sliding doors leading to the rear garden, under stairs storage cupboard providing useful additional storage space.

First Floor Landing

Carpeted flooring, access to the loft, doors leading off to rooms.

Bathroom

5'2" x 9'6" approx (1.6 x 2.9 approx)

UPVC double glazed window to the rear, panelled bath with electric shower over, WC, vanity wash hand basin with mixer tap, tiling to the walls, linoleum floor covering.

Bedroom One

13'1" x 9'9" approx (4.009 x 2.994 approx)

Wall mounted radiator, carpeted flooring, UPVC double glazed window to the front elevation, built-in storage cupboard.

Bedroom Two

12'9" x 8'6" approx (3.9 x 2.6 approx)

Wall mounted radiator, carpeted flooring, UPVC double glazed window to the rear elevation.

Rear of Property

To the rear of the property there is an enclosed rear garden with large paved patio area and lawned area, fencing to the boundaries, access to the garage.

Garage

9'2" x 18'0" approx (2.8 x 5.5 approx)

Up and over door to the front elevation, light and power, double glazed access door leading to the rear garden.

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 10mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

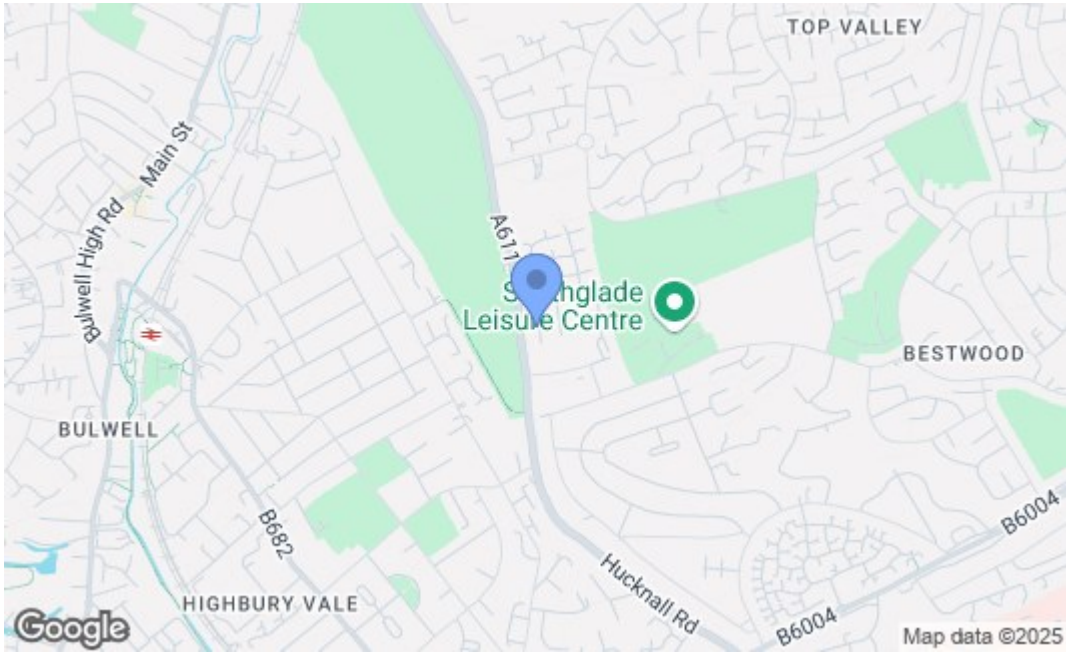
Flood Defences: No

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		89
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.