



**Downing Street
Bulwell, Nottingham NG6 8JU**

**WELL PRESENTED TWO-BEDROOM END
TERRACED HOME, SELLING WITH NO
UPWARD CHAIN**

Asking Price £160,000 Freehold



A WELL PRESENTED AND READY TO MOVE INTO TWO BEDROOM END TERRACED HOME, IDEAL FOR FIRST TIME BUYERS OR INVESTORS.

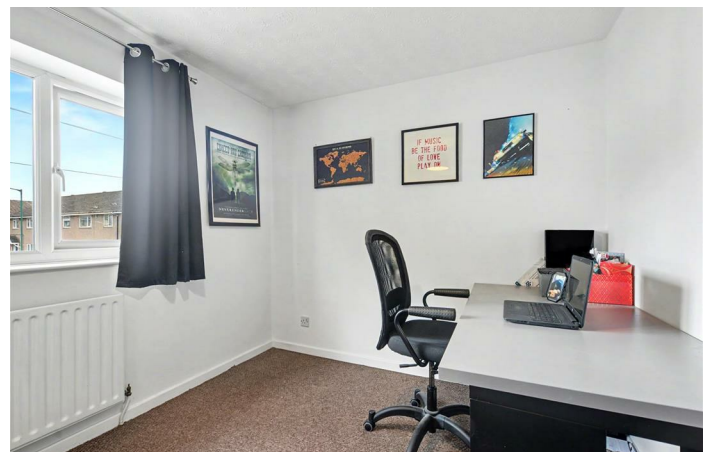
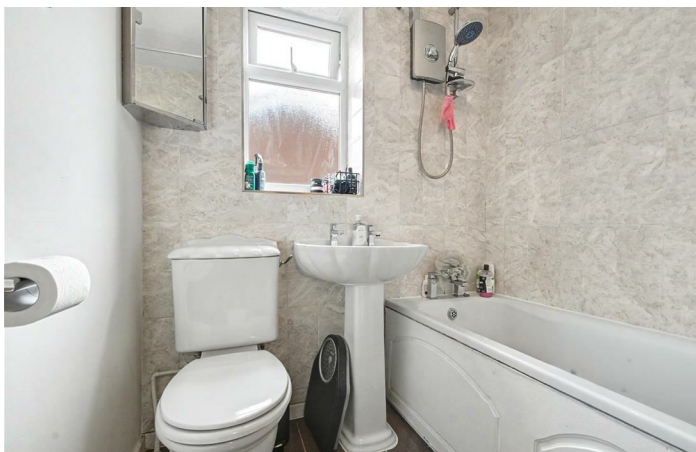
This attractive property is situated within a popular and convenient location, providing easy access to a range of local amenities, schools and excellent transport links into Nottingham City Centre and surrounding areas.

To the ground floor, the accommodation comprises an entrance hallway leading through to a good sized fitted kitchen with a range of base and wall units, and a spacious living room to the rear with sliding patio doors opening out onto the garden, creating a light and airy living space.

To the first floor, the property offers two well proportioned bedrooms, both benefiting from useful storage, along with a three piece family bathroom suite. The property also benefits from a boarded loft, providing valuable additional storage space.

Externally, the property stands on a good plot with a driveway to the front providing off road parking for two vehicles. To the rear there is a private enclosed garden featuring a decked seating area, lawn and further space ideal for entertaining or relaxing.

This property would suit a variety of buyers and must be viewed to fully appreciate the accommodation and location on offer.



Entrance Hallway

6' x 3'03 approx (1.83m x 0.99m approx)

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

Kitchen

8'10 x 11'05 approx (2.69m x 3.48m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, space and point for a cooker, space and point for a fridge freezer, tiled splashbacks, laminate flooring, UPVC double glazed window to the front elevation, dado rail, storage cupboard, wall mounted radiator, door leading through to the lounge.

Lounge

13'08 x 12'02 approx (4.17m x 3.71m approx)

Double glazed sliding doors to the rear elevation leading out to the rear garden, laminate flooring, coving to the ceiling, wall mounted radiator.

First Floor Landing

Carpeted flooring, access to the loft, doors leading off to:

Bedroom One

11'11 x 8'5 (to the wardrobes) approx (3.63m x 2.57m (to the wardrobes) approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, built-in wardrobes.

Bedroom Two

9'9 x 10'2 approx (2.97m x 3.10m approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, storage cupboard.

Bathroom

5'10 x 5'05 approx (1.78m x 1.65m approx)

UPVC double glazed window to the side elevation, panelled bath with electric shower over, handwash basin with separate hot and cold taps, WC, wall mounted radiator, tiling to the floor, tiled splashbacks.

Front of Property

To the front of the property there is a driveway providing off the road parking.

Rear of Property

To the rear of the property there is an enclosed rear garden with raised decked area, patio area, brick built freestanding store, garden laid to lawn, fencing to the boundaries, gated access to the front of the property.

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 24mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

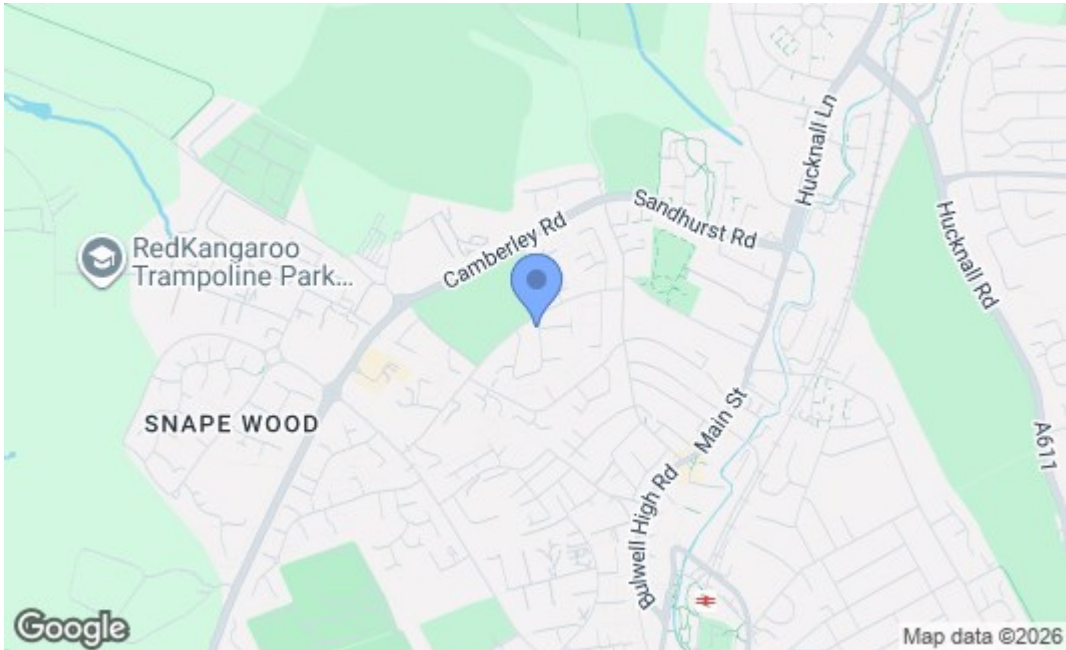
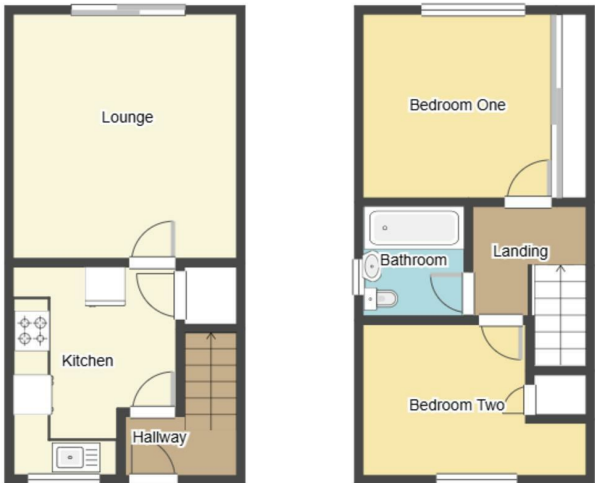
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



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			
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.