

Moore Street,  
Bulwell, Nottingham  
NG6 8PL

**£240,000 Freehold**



\*\* GUIDE PRICE £240,000 - £250,000 \*\*

Robert Ellis are pleased to bring to the market this well presented three bedroom, three storey town house situated on Moore Street, Bulwell.

The property offers spacious and versatile accommodation arranged over three floors, making it an ideal purchase for a variety of buyers including first time buyers, growing families and those looking for a home with flexible living space.

To the ground floor, the accommodation comprises an entrance hallway with stairs leading to the first floor, a useful ground floor WC, a dining kitchen fitted with a range of wall and base units, integrated oven and hob, space for appliances and room for a dining table. To the rear of the property is a good sized living room with French doors opening onto the enclosed rear garden.

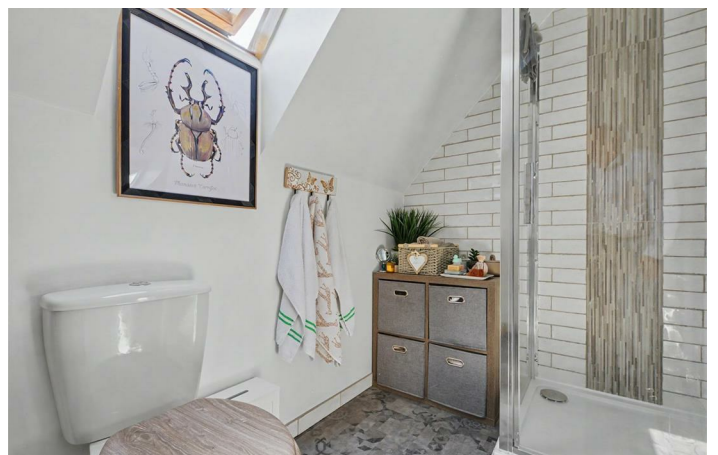
To the first floor, there are two bedrooms, one of which could be used as an additional sitting room or home office depending on the buyer's needs, along with a modern family bathroom fitted with a three piece suite including a P-shaped bath with shower over.

To the second floor, there is a generous master bedroom with access to an en-suite shower room, creating a private and practical top floor bedroom space.

Outside, the property benefits from a driveway to the front providing off road parking. To the rear is an enclosed, low maintenance landscaped garden with paved patio, lawn, planted borders, fencing to the boundaries and secure gated access.

The property also benefits from gas central heating and UPVC double glazing and is well placed for access to Bulwell, Highbury Vale, local shops, schools, transport links and Nottingham city centre.

An internal viewing comes highly recommended to fully appreciate the space and layout on offer.



### Entrance Hallway

6'8 x 16'04 approx (2.03m x 4.98m approx)  
UPVC double glazed leaded door to the front elevation, understairs storage cupboard, wall mounted radiator, ceiling light point, staircase leading to the first floor landing, ceiling light point, panelled doors leading off to:

### Ground Floor WC

2'9 x 5'08 approx (0.84m x 1.73m approx)  
Low level flush WC, vanity wash hand basin with storage cupboard below, tiled splashbacks, linoleum flooring, ceiling light point, extractor fan.

### Dining Kitchen

8'4 x 15'05 approx (2.54m x 4.70m approx)  
UPVC double glazed window to the front elevation, a range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with modern mixer tap over, integrated oven, four ring gas stainless steel gas hob with extractor hood above, integrated dishwasher, space and plumbing for a washing machine, integrated fridge and freezer, ample storage cabinets, space and point for a tumble dryer, space for a dining table, tiling to the walls, mosaic tiled splashback, wall mounted gas central heating boiler housed within a matching cabinet.

### Living Room

10'1 x 15'06 approx (3.07m x 4.72m approx)  
UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading to the enclosed rear garden, carpeted and linoleum flooring, ceiling light points, wall mounted radiator.

### First Floor Landing

Ceiling light point, wall mounted radiator, UPVC double glazed window to the front elevation, airing cupboard housing hot water cylinder with additional storage above, staircase leading to the second floor landing, panelled doors leading off to:

### Living Room/Bedroom

8'6 x 15'05 approx (2.59m x 4.70m approx)  
Two UPVC double glazed windows to the rear elevation, ceiling light point, wall mounted radiator.

### Family Bathroom

8'9 x 6'11 approx (2.67m x 2.11m approx)  
Modern three piece suite comprising P-shaped panelled bath with rainfall shower over, low level flush WC, vanity wash hand basin with storage cupboards below, tiled splashbacks, ceiling light point, extractor fan, linoleum flooring, heated towel rail.

### Bedroom

8'8 x 10'1 approx (2.64m x 3.07m approx)  
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Second Floor Landing

Ceiling light point, panelled door leading through to the master bedroom.

### Master Bedroom

11'10 x 13' approx (3.61m x 3.96m approx)  
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, loft access hatch, panelled door leading through to the en-suite shower room.

### En-Suite

5'3 x 9'10 approx (1.60m x 3.00m approx)  
Velux style window to the rear elevation, shower enclosure with mains fed shower over, vanity wash hand basin with mixer tap, low level flush WC, heated towel rail, recessed spotlights to the ceiling, extractor fan.

### Outside

#### Front of Property

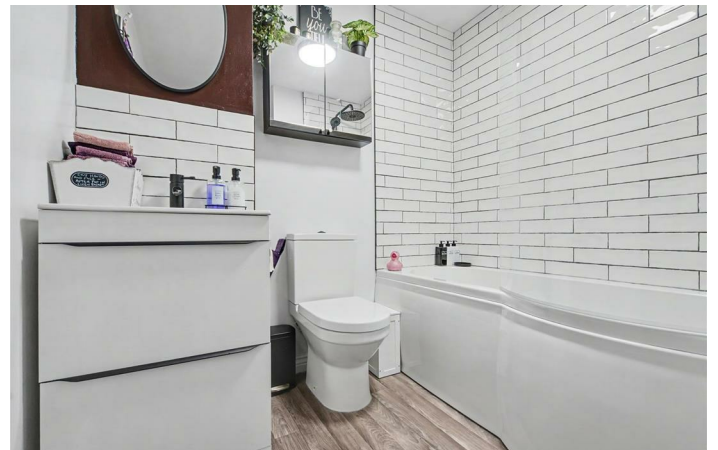
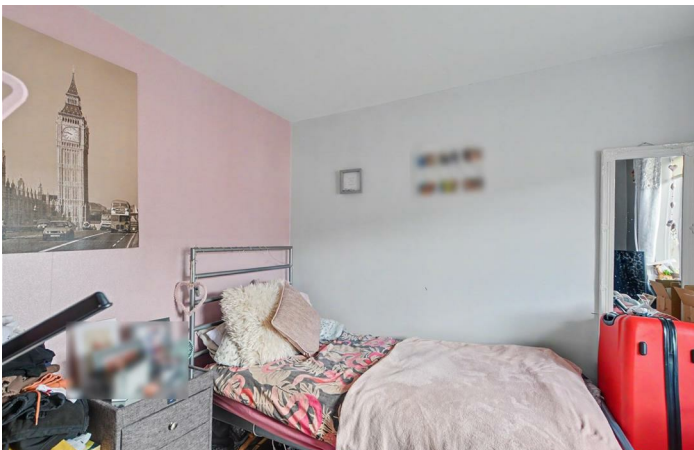
To the front of the property there is a pathway leading to the front entrance door and further driveway providing off the road vehicle hardstanding.

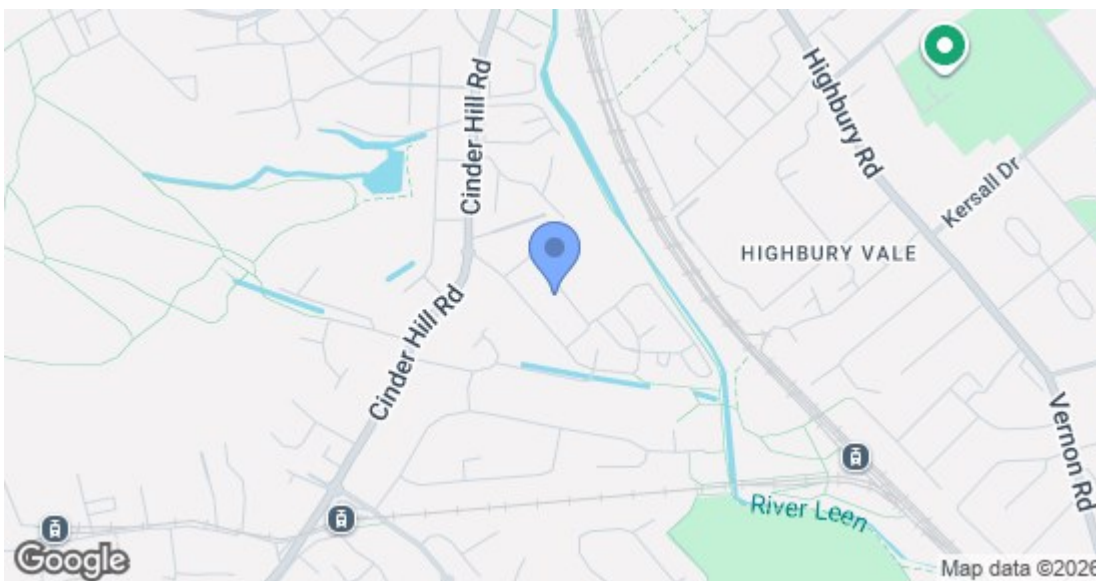
#### Rear of Property

To the rear of the property there is an enclosed low maintenance landscaped rear garden incorporating paved patio area, lawn, shrubs and trees planted to the borders, fencing to the boundaries with secure rear gated access.

### Agents Notes: Additional Information

Council Tax Band: C  
Local Authority: Nottingham  
Electricity: Mains supply  
Water: Mains supply  
Heating: Mains gas  
Septic Tank: No  
Broadband: BT, Sky, Virgin  
Broadband Speed: Standard 16mbps Ultrafast 1800mbps  
Phone Signal: O2, 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			
(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.