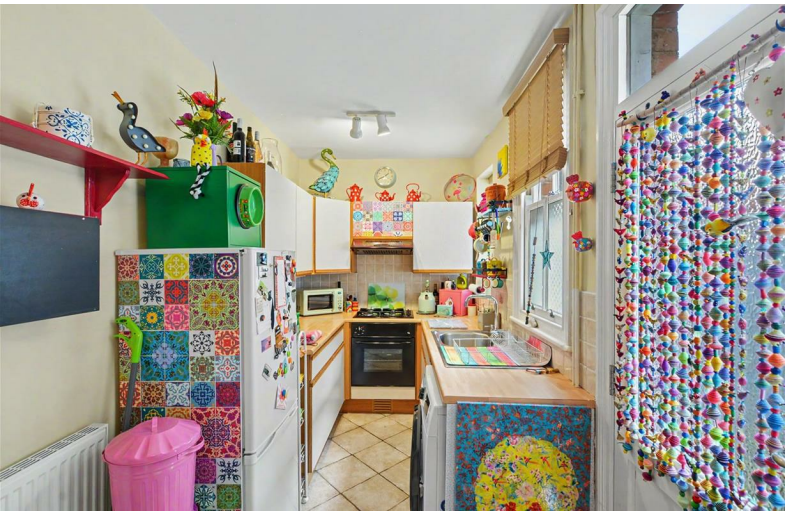
Robert Ellis

*look no further...*



Edgware Road
Bulwell, Nottingham NG6 9HW

A WELL PRESENTED TWO BED MID TERRACE FOR SALE!

**Offers In The Region Of £170,000 Freehold**

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A beautifully presented two-bedroom terraced home, offering a wealth of character features alongside significant recent improvements. Situated in a convenient residential location, this charming property retains many original features, including original sash windows, original internal doors and original wooden flooring, enhancing the property's period appeal.

The accommodation comprises a welcoming lounge with a multi-fuel log burner and attractive bay window, a separate dining room, fitted kitchen, two well-proportioned bedrooms and a family bathroom. Outside, there is a gated front garden and an enclosed rear garden with patio area, lawn and useful brick-built storage outbuildings.

The current owners have carried out a number of substantial improvements, including a complete new roof in 2021 and a rebuilt front wall in 2021, providing buyers with additional peace of mind. The property also benefits from a Baxi combination boiler which is less than ten years old.

Ideally located for a range of local amenities, the property is within easy reach of shops, supermarkets and leisure facilities in Bulwell town centre. Families will appreciate the selection of nearby schools catering for all ages, while excellent transport links include regular bus services, Bulwell Train Station and the NET tram network, providing convenient access to Nottingham City Centre and surrounding areas. The property also offers straightforward access to the A610, M1 motorway and Nottingham's ring road, making it ideal for commuters.

Combining character, practicality and important upgrades, this delightful home would make an ideal first-time purchase or investment opportunity. An early viewing is highly recommended to fully appreciate the accommodation and features on offer.

Lounge
11'29 x 13'24 (into the bay) approx (3.35m x 3.96m (into the bay) approx)
Bespoke hardwood entrance door with a double glazed panel above to the front elevation, original sash bay window to the front elevation, original wooden flooring, multi-fuel log burner, TV point, wall mounted radiator.

Dining Room
14'65 x 11'32 approx (4.27m x 3.35m approx)
Under stairs storage cupboard, carpeted flooring, wall mounted radiator, single glazed window to the rear elevation, fireplace with debris plate, opening leading through to the kitchen, door giving access to the staircase leading to the first floor landing.

Kitchen
11'31 x 5'91 approx (3.35m x 1.52m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, electric oven with four ring gas hob over and extractor hood over, space and point for a fridge freezer, space and plumbing for a washing machine, tiled splashbacks, original sash windows to the side elevation and additional single glazed window to the side elevation, wall mounted radiator, tiled flooring, bespoke double glazed hardwood door with a double glazed panel above leading out to the rear garden.

First Floor Landing
Carpeted flooring, access to the loft, wall mounted radiator, airing cupboard housing the gas central heating combination boiler whilst providing useful additional storage space, doors leading off to:

Bedroom One
11'34 x 10'97 approx (3.35m x 3.05m approx)
Original sash window to the front elevation, laminate flooring, built-in storage, wall mounted radiator.

Bedroom Two
11'56 x 8'40 approx (3.35m x 2.44m approx)
Original sash window to the rear elevation, laminate flooring, wall mounted radiator.

Bathroom
8'15 x 5'85 approx (2.44m x 1.52m approx)
Original sash window to the rear elevation, linoleum flooring, wall mounted radiator, tiling to the walls, panelled bath with mixer tap and mains fed shower over incorporating a shower screen, WC, handwash basin with separate hot and cold taps.

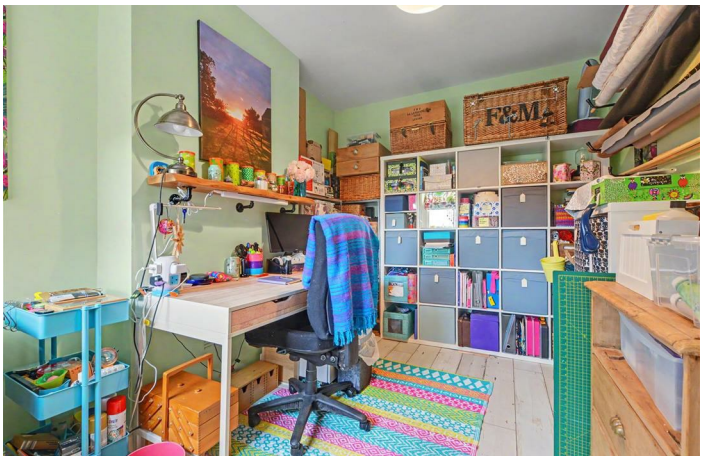
Outside

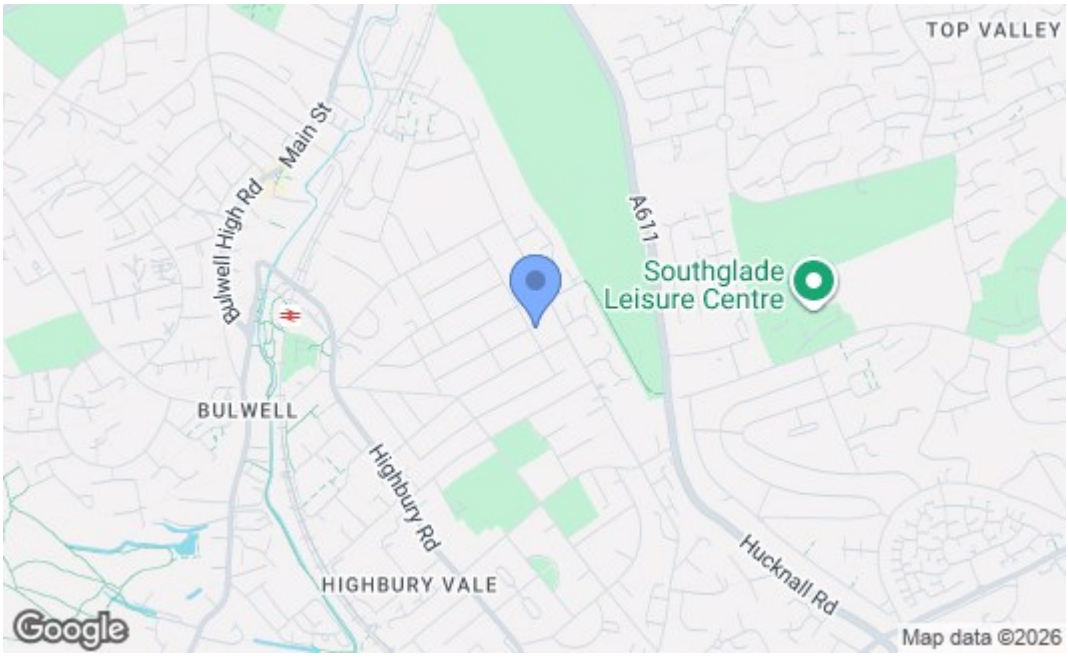
Front of Property
To the front of the property there is a gated front garden with canopy over the front door and walled boundaries.

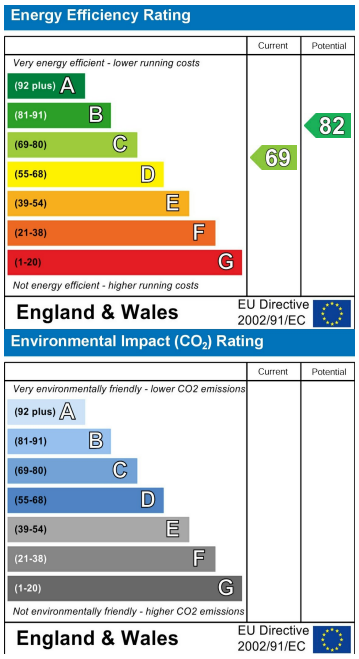
Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio area, two brick built stores providing useful additional storage space with light and power, garden laid to lawn, garden shed to the rear of the garden, outdoor water tap, fencing and hedging to the boundaries.

In accordance with the Deeds, No. 16 benefits from a right of access across the rear of Nos. 14 and 12. This access is private to No. 16 and is not available to any other party.

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 15mbps Ultrafast 5500mbps
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






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.