

Robert Ellis

look no further...



**Clarges Street
Bulwell, Nottingham NG6 9JF**

**TWO DOUBLE BEDROOM MID-TERRACED
HOME, SELLING WITH NO UPWARD
CHAIN**

Asking Price £165,000 Freehold

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A SPACIOUS TWO DOUBLE BEDROOM MID-TERRACED PROPERTY WITH TWO RECEPTION ROOMS, A USEFUL CELLAR AND AN ENCLOSED REAR GARDEN.

Robert Ellis are pleased to bring to the market this traditional bay-fronted mid-terraced property, positioned within an established residential area and offering generously proportioned accommodation arranged over two floors.

The property would make an ideal purchase for a first-time buyer, investor or someone looking for a home with the opportunity to add their own finishing touches. Benefits include gas central heating, double glazing, two good-sized reception rooms, a useful cellar and an enclosed garden to the rear.

The accommodation is entered through a double-glazed front entrance door which opens into the lounge. This attractive room includes a bay window, decorative fireplace, ceiling rose, coving and laminate flooring. An inner lobby provides access to the staircase and leads into the separate dining room, which also features a decorative fireplace and has access to the cellar.

An archway from the dining room leads into the fitted kitchen, which includes a range of wall and base units, work surfaces, an integrated oven, gas hob and fridge freezer. There is also a separate utility room providing plumbing for a washing machine, space for a tumble dryer and housing for the gas central heating boiler.

To the first floor are two generously sized double bedrooms. The main bedroom overlooks the rear garden and includes a decorative fireplace, with a door providing access to the bathroom. The bathroom is fitted with a panelled bath with an electric shower over, WC and wash hand basin.

Outside, the property has a low-maintenance walled garden and pathway to the front. The enclosed rear garden includes a paved patio, lawned area, fenced and hedged boundaries and gated side access.

This spacious property offers excellent potential and an internal viewing is recommended to appreciate the accommodation available.



Lounge

12'6 × 15'5 approx (3.81m × 4.70m approx)

UPVC double glazed entrance door to the front elevation, UPVC double glazed bay window to the front elevation, feature decorative fireplace incorporating a slate hearth and surround with cast iron inset and open fire grate, wall light points, coving to the ceiling, ceiling rose, ceiling light point, wall mounted radiator, laminate flooring, cupboard housing the electrical consumer unit and meter, door leading through to the inner lobby.

Inner Lobby

Laminate flooring, carpeted staircase leading to the first floor landing, door leading through to the dining room.

Dining Room

12'7 × 12'9 approx (3.84m × 3.89m approx)

Laminate flooring, coving to the ceiling, ceiling rose, ceiling light point, wall mounted radiator, decorative fireplace, glazed window to the rear elevation, door to the cellar, archway leading through to the kitchen.

Kitchen

16'04 × 7' approx (4.98m × 2.13m approx)

A range of wall and base units incorporating laminate worksurfaces over, 1.5 bowl stainless steel sink with swan neck mixer tap, integrated oven with four ring gas hob over, integrated fridge freezer, archway leading to further kitchen space, double glazed windows to the side elevation, UPVC double glazed door to the side elevation, laminate flooring, wall mounted radiator, door leading through to the utility room.

Utility Room/Boiler House

3'4 × 5' approx (1.02m × 1.52m approx)

Wall mounted gas central heating combination boiler, glazed window to the side elevation, space and plumbing for a washing machine, space and point for a tumble dryer, laminate flooring.

Cellar

Two stores providing useful storage space.

First Floor Landing

Carpeted flooring, doors leading off to:

Bedroom One

12'10 × 12'6 approx (3.91m × 3.81m approx)

Double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, feature decorative fireplace, door leading through to the bathroom.

Bathroom

9'10 × 7'07 approx (3.00m × 2.31m approx)

Panelled bath with electric shower over, WC, tiled splashbacks, handwash basin with hot and cold taps, wall mounted radiator, storage cupboard, double glazed window to the rear elevation.

Bedroom Two

12'10 × 12'5 approx (3.91m × 3.78m approx)

Two double glazed windows to the front elevation, built in storage over the stairs, ceiling light point, wall mounted radiator.

Outside

Front of Property

To the front of the property there is a low maintenance front garden with pathway to the front entrance door and walled boundaries.

Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, garden laid to lawn, fencing and hedging to the boundaries, side gated access.

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 16mbps Ultrafast 5500mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

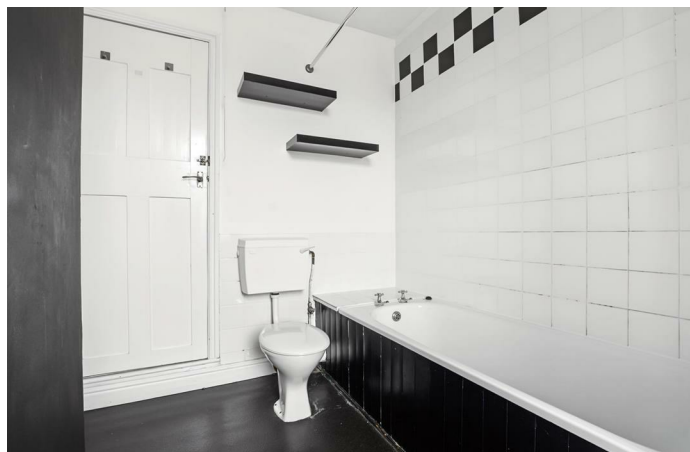
Flood Risk: No flooding in the past 5 years

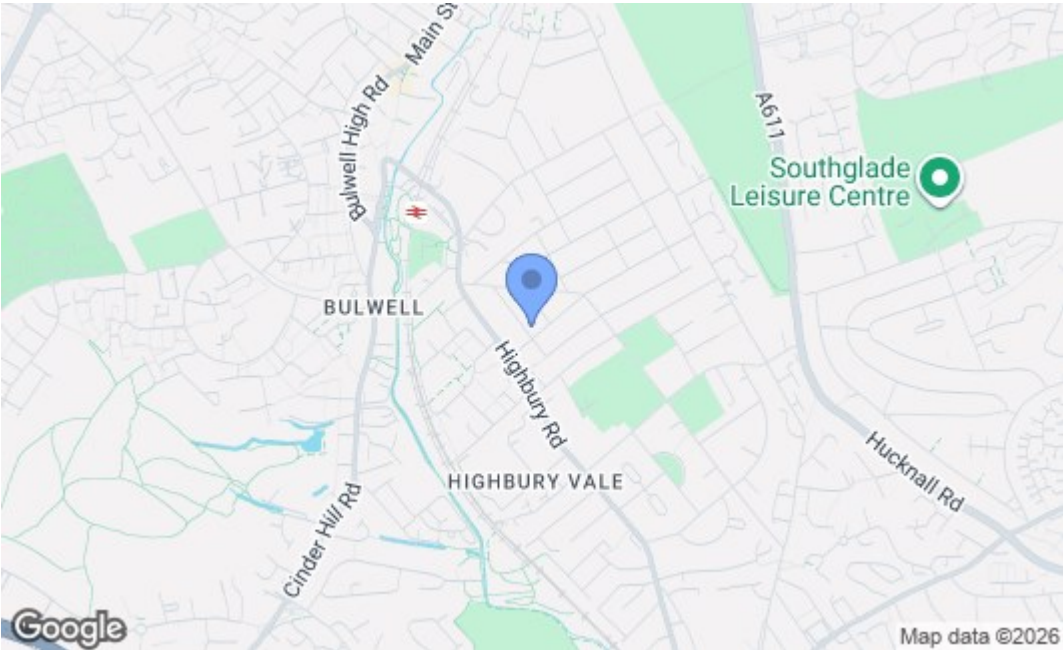
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.