



Latham Street,
Bulwell, Nottingham
NG6 8HQ

£150,000 Freehold



GUIDE PRICE £150,000-£160,000!!

** MUST SEE ** IDEAL STARTER HOME **

Robert Ellis Estate Agents are delighted to offer to the market this FANTASTIC TWO DOUBLE BEDROOM, EXTENDED SEMI DETACHED FAMILY HOME situated in BULWELL, NOTTINGHAM.

Upon entry, you are welcomed into the hallway which leads through to the lounge, dining room, lobby, under stair storage and kitchen. Stairs lead to landing, first double bedroom with sliding door wardrobes, second double bedroom, family bathroom with separate WC.

To the rear is an enclosed garden with feature pond, flower beds/ shrubbery and laid to lawn. The front offers a low maintenance garden and driveway with car port.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY- Contact the office on 0115 648 5485 now!



Hallway

10'7" x 6'0" approx (3.23 x 1.83 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window, single glazed wooden framed front door.

Lounge

11'1" x 8'5" approx (3.39 x 2.57 approx)

Carpeted flooring, UPVC double glazed bay window, wall mounted radiator, gas fire place with marble hearth and wooden surround.

Understair Storage Cupboard

4'0" x 2'10" approx (1.24 x 0.88 approx)

Carpeted flooring, double glazed opaque window.

Dining Room

11'8" x 10'3" approx (3.58 x 3.13 approx)

Carpeted flooring, UPVC double glazed window, gas fire place with marble hearth and wooden surround.

Lobby

3'2" x 2'11" approx (0.97 x 0.89 approx)

Carpeted flooring, single glazed opaque wooden rear door.

Kitchen

10'5" x 6'6" approx (3.20 x 1.99 approx)

Tiled flooring, partially tiled walls, fitted wall and base units, wall mounted radiator, UPVC double glazed windows facing side and rear elevation, composite sink with dual heat taps, space for gas cooker, space for washing machine and tumble dryer.

Garden

Enclosed garden with patio area hosting a rockery with feature pond and flowers, archway through to a laid to lawn with flower beds and shrubbery to either side, space for greenhouse, to the side of the property there is a car port which has ample parking alongside low maintenance front garden.

Landing

14'2" x 5'8" approx (4.34 x 1.74 approx)

Carpeted flooring, UPVC double glazed window access to bedrooms one, two, bathroom and separate W.C.

Bedroom Two

9'3" x 12'1" approx (2.82 x 3.69 approx)

Carpeted flooring wall mounted radiator, UPVC double glazed bay window.

Bathroom

6'7" x 5'6" approx (2.01 x 1.70 approx)

Tiled flooring, wall mounted walk in double shower with hand held shower unit, partially tiled walls, sink with hot and cold tap, towel wall mounted radiator, UPVC double glazed opaque window.

Separate W.C

2'8" x 4'1" approx (0.83 x 1.25 approx)

Tiled flooring, partially tiled walls, W.C, UPVC double glazed opaque window.

Bedroom One

17'4" x 9'4" approx (5.30 x 2.85 approx)

Carpeted flooring, UPVC double glazed windows, wall mounted radiator, sliding door, fitted wardrobes.

Council Tax Band

Nottingham City Council Tax Band A.

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 20mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

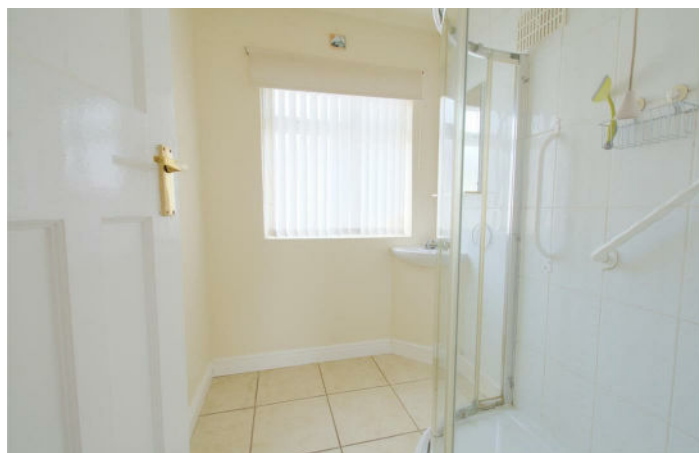
Flood Risk – No flooding in the past 5 years

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 - lowest energy costs			
192 plus	A		
161-191	B		
136-160	C		79
105-135	D		55
81-104	E		
61-80	F		
41-60	G		
Not energy efficient - highest energy costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
192 plus	A		
161-191	B		
136-160	C		
105-135	D		
81-104	E		
61-80	F		
41-60	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.