



**Piccadilly  
Bulwell, Nottingham NG6 9FG**

A TWO-BEDROOM SEMI-DETACHED  
PROPERTY SITUATED IN BULWELL,  
NOTTINGHAM.

**Asking Price £170,000 Freehold**



**\*\* CALLING ALL FIRST TIME BUYERS & INVESTORS \*\* NO UPWARD CHAIN \*\***

Robert Ellis Estate Agents are delighted to offer to the market this MODERN TWO BEDROOM SEMI-DETACHED PROPERTY situated in Bulwell, Nottingham. The property benefits from being situated close to local schools, shops, and transport links and is within easy access to the M1.

Upon entry, you are welcomed into a modern fitted kitchen, staircase leading to the landing, doors leading to the Ground floor WC and living room with French doors leading out to the enclosed low maintenance rear garden. The stairs lead to the FIRST DOUBLE bedroom, SECOND bedroom, and modern family bathroom.

To the front elevation, there is a low-maintenance garden with a driveway and pathway leading to the property's rear. There is a good-sized enclosed garden with a large patio area, garden laid lawn and secure outside store.

An early viewing on this property is highly recommended to appreciate the accommodation on offer.



## Front of Property

Block paved driveway providing of the road parking. Front laid to lawn garden. Fencing and railings to front and side elevations. Secure gated access to rear of property.

## Kitchen

13'4" x 12'6" approx (4.06m x 3.81m approx)

UPVC double glazed entrance door to the front elevation leading into Kitchen. UPVC double glazed windows to the front elevation. LVT flooring. Tiled splashbacks. Wall mounted radiator. Recessed ceiling spotlights. Range of fitted wall and base units incorporating laminate worksurfaces above. Built-in breakfast bar with ample space for seating. Built-in wine rack. Stainless steel sink and drainer unit with dual heat tap. Integrated oven. 4 ring gas hob with stainless steel extractor unit above. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer. Space and point for freestanding fridge freezer. Wall mounted gas central heating combination boiler. Staircase to first floor landing with glass balustrade and under the stairs storage cupboard. Panelled doors leading into Living Room and Ground Floor WC

## Living Room

12'7" x 11'07" approx (3.84m x 3.53m approx)

UPVC double glazed sliding patio doors leading out to the enclosed rear garden. Carpeted flooring. Wall mounted double radiator. Ceiling light point.

## Ground Floor WC

5'2" x 3'3" approx (1.57m x 0.99m approx)

UPVC double glazed window to side elevation. LVT flooring. Tiled splashback. Wall mounted radiator. Ceiling light point. Wall hung vanity wash hand basin with dual heat tap. Low level flush WC. Extractor unit

## First Floor Landing

Carpeted flooring. Wall mounted radiator. Ceiling light point. Loft access hatch. Panelled doors leading into Bedroom 1, 2 and Family Bathroom

## Bedroom 1

39'4" x 26'2" x 26'2" x 29'6" approx (12'8" x 8'9" approx)

UPVC double glazed window to the rear elevation.

Carpeted flooring. Wall mounted radiator. Ceiling light point

## Bedroom 2

39'4" x 26'2" x 26'2" x 19'8" approx (12'8" x 8'6" approx)

UPVC double glazed windows to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

## Family Bathroom

19'8" x 19'8" x 9'10" approx (6 x 6'03" approx)

UPVC double glazed window to the side elevation. Linoleum flooring. Fully tiled walls. Wall mounted chrome towel radiator. Ceiling light point. 3 piece suite comprising of a panel bath with dual heat tap and mains fed shower above, wall hung vanity wash hand basin with dual heat tap and a low flush WC. Extractor unit

## Rear of Property

Enclosed low maintenance garden made mainly to lawn with a paved patio area. Fencing surrounding. Steps leading up to Outside Store. Secure gated access to front of property

## Outside Store

Brick-built store offering useful additional secure storage space with light & power

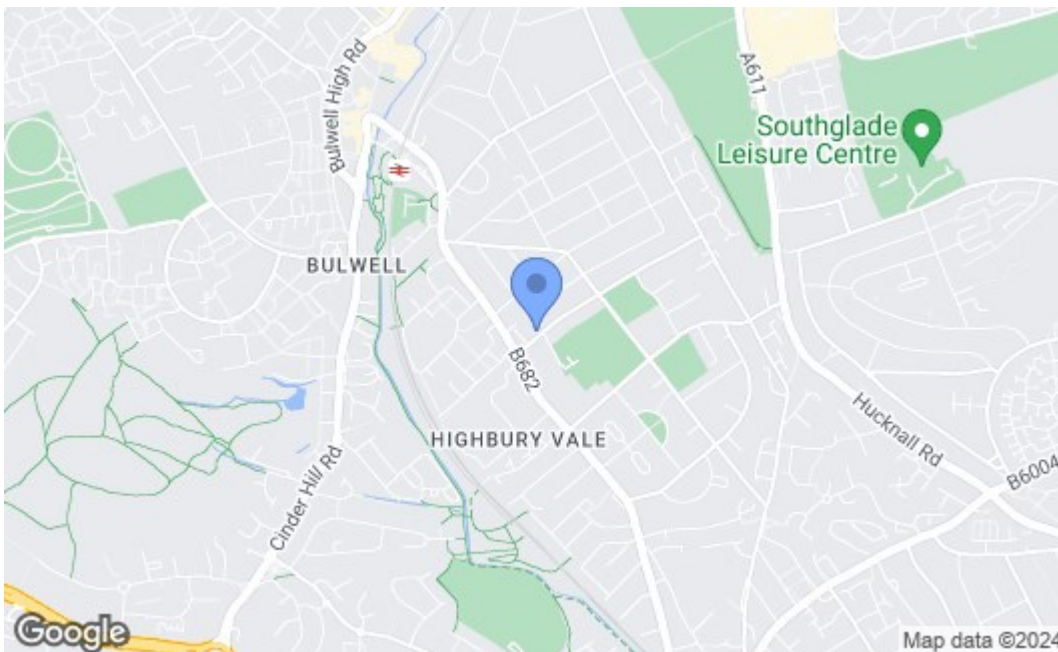
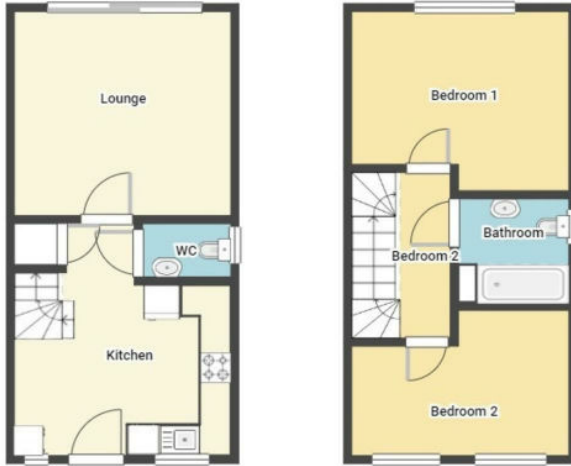
## Council Tax

Local Authority Nottingham

Council Tax band A



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.