



**Cantrell Road  
Bulwell, Nottingham NG6 9AG**

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

**Guide Price £170,000 Freehold**





**\*\*GUIDE PRICE £170,000 - £175,000 \*\* CALLING ALL FIRST TIME BUYERS & INVESTORS \*\***

Robert Ellis Estate Agents are delighted to offer to the market this 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 an entrance hallway which leads into the bay fronted living room and kitchen diner with fitted units. The stairs lead to the FIRST DOUBLE bedroom, SECOND bedroom, family shower room and separate WC.

To the front elevation there is a low maintenance driveway providing off the road hard standing with secure gated access to the rear.

To the property's rear, there is a good-sized tiered enclosed garden with a large patio area and gardens laid to lawn.

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



### Entrance Hallway

UPVC entrance door to the side elevation leading into the entrance hallway. Laminate flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard with shelving. Staircase to the first floor landing. Internal doors leading into the living room and kitchen diner.

### Living Room

13'8 x 12' approx (4.17m x 3.66m approx)

UPVC double glazed bay fronted window to the front elevation and further window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Feature fireplace with wooden mantle, stone style surround and inset electric fireplace. Built-in shelving with meter cabinet below

### Kitchen Diner

16'10 x 8'10 approx (5.13m x 2.69m approx)

Double glazed windows to the rear elevation. Laminate flooring. Wall mounted radiator. Range of fitted wall and base units incorporating laminate worksurfaces above. Stainless steel 1.5 bowl sink and drainer unit with dual heat tap. Integrated oven. 4 ring stainless steel gas hob with extractor hood above. Space and point for freestanding fridge freezer. Space and plumbing for an automatic washing machine. Double glazed door leading to the enclosed rear garden.

### First Floor Landing

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Airing cupboard housing Baxi gas central heating combination boiler. Loft access hatch. Internal doors leading into bedrooms 1, 2, family bathroom and first floor WC.

### Bedroom 1

12'4 x 10'5 approx (3.76m x 3.18m approx)

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

### Bedroom 2

10'6 x 9'5 approx (3.20m x 2.87m approx)

UPVC double glazed window to the rear elevation.

Carpeted flooring. Wall mounted radiator. Ceiling light point.

### Family Bathroom

4'11 x 6'07 approx (1.50m x 2.01m approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Tiled walls. Wall mounted radiator. Ceiling light point. White panel bath with Triton electric shower above. Pedestal wash hand basin. Built-in storage cupboard.

### First Floor WC

2'10 x 5'05 approx (0.86m x 1.65m approx)

UPVC double glazed window to the side elevation. Linoleum flooring. Ceiling light point. Low level flush WC.

### Front of Property

To the front of the property there is a driveway providing off the road parking and a pathway to the front entrance door.

### Rear of Property

To the rear of the property there is an enclosed landscaped tiered rear garden with a large paved patio area, laid to lawn gardens, additional space for shed to the rear with fencing surrounding.

### 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 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

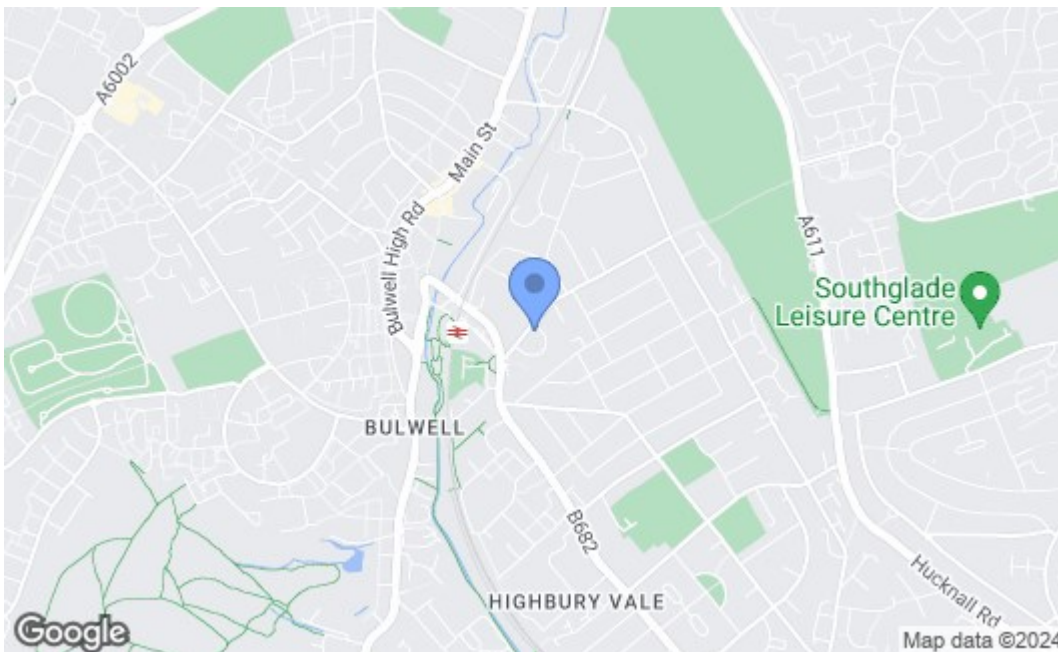
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - 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.