



Duke Close
Bulwell, Nottingham NG6 7BG

£180,000 Freehold

THREE BEDROOM SEMI-DETACHED
RENOVATION OPPORTUNITY



AN EXCELLENT OPPORTUNITY TO ACQUIRE A THREE BEDROOM SEMI-DETACHED FAMILY HOME OFFERING FANTASTIC POTENTIAL FOR MODERNISATION AND PERSONALISATION, WITH GENEROUS ACCOMMODATION, OFF-ROAD PARKING AND A REAR GARDEN.

Robert Ellis Estate Agents are pleased to bring to the market this three-bedroom semi-detached property, situated on Duke Close, the property presents an exciting opportunity for buyers looking for a home they can renovate and improve to their own individual taste.

Requiring a programme of modernisation throughout, the property offers approximately 810 sq. ft. of accommodation arranged across two floors, with well-proportioned rooms and plenty of scope to create a stylish family home.

Upon entering, the hallway provides access to the ground-floor accommodation and stairs rising to the first floor. There is a generous living room positioned to the front, which opens through into a separate dining room to the rear, creating excellent potential for buyers wishing to retain two reception areas or explore a more open-plan arrangement, subject to any necessary consents.

The kitchen is positioned to the rear of the property with direct access outside and, while requiring updating, provides buyers with an excellent blank canvas from which to create a contemporary kitchen to suit their own requirements. To the first floor are three bedrooms, comprising two well-proportioned double bedrooms and a third single bedroom, alongside the family bathroom.

Externally, the property benefits from a driveway providing off-road parking, while the front garden offers further potential to enhance the property's kerb appeal. To the rear is an established garden which, like the house itself, provides considerable scope for improvement and landscaping.

Offering fantastic potential for a buyer looking to put their own stamp on a property, this is an exciting renovation opportunity with generous accommodation already in place. An internal viewing is highly recommended to appreciate the space and possibilities this home has to offer.



Entrance Hallway

13'11 x 6' approx (4.24m x 1.83m approx)

UPVC double glazed door to the front elevation with UPVC double glazed window to the side, staircase leading to the first floor landing, wall mounted radiator, understairs storage cupboard, doors leading off to:

Kitchen

10'5 x 7'4 approx (3.18m x 2.24m approx)

A range of wall and base units incorporating laminate worksurfaces over, stainless steel sink, tiled splashbacks, space and point for a cooker, space and plumbing for a washing machine, space and point for fridge freezer, UPVC double glazed window to the side elevation, UPVC double glazed door to the rear elevation, door leading to the dining room.

Dining Room

9'1 x 11'01 approx (2.77m x 3.38m approx)

UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, wall mounted radiator, archway leading through to the living room.

Living Room

13'2 x 10'7 approx (4.01m x 3.23m approx)

UPVC double glazed leaded window to the front elevation, wall mounted radiator, feature fireplace incorporating a living flame gas fire with slate hearth and brick surround.

First Floor Landing

7'09 x 6'3 approx (2.36m x 1.91m approx)

UPVC double glazed window to the side elevation, loft access hatch, doors leading off to:

Bedroom One

10'3 x 12'10 approx (3.12m x 3.91m approx)

UPVC double glazed leaded window to the front elevation, wall mounted radiator.

Bedroom Two

10'3 x 11'03 approx (3.12m x 3.43m approx)

UPVC double glazed leaded window to the rear elevation, wall mounted radiator, airing cupboard housing the hot water cylinder.

Bedroom Three

9'11 x 6'05 approx (3.02m x 1.96m approx)

UPVC double glazed leaded window to the front elevation, wall mounted radiator, built-in storage.

Bathroom

6'04 x 6'2 approx (1.93m x 1.88m approx)

Three piece suite comprising panelled bath with hot and cold tap above, vanity wash hand basin, low level flush WC, UPVC double glazed window to the rear elevation, wall mounted radiator, tiled splashbacks.

Front of Property

To the front of the property there is a driveway providing off the road vehicle hardstanding with fenced and walled boundaries, garden laid to lawn with mature plants and trees planted to the borders.

Rear of Property

To the rear of the property there is an enclosed rear garden with fencing to the boundaries incorporating plants and shrubbery to the boundaries, patio area and side access.

Agents Notes: Additional Information

Council Tax Band: B

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

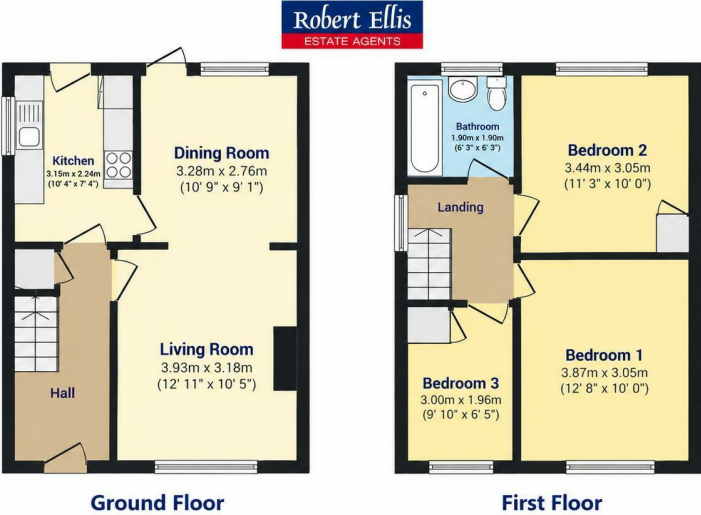
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

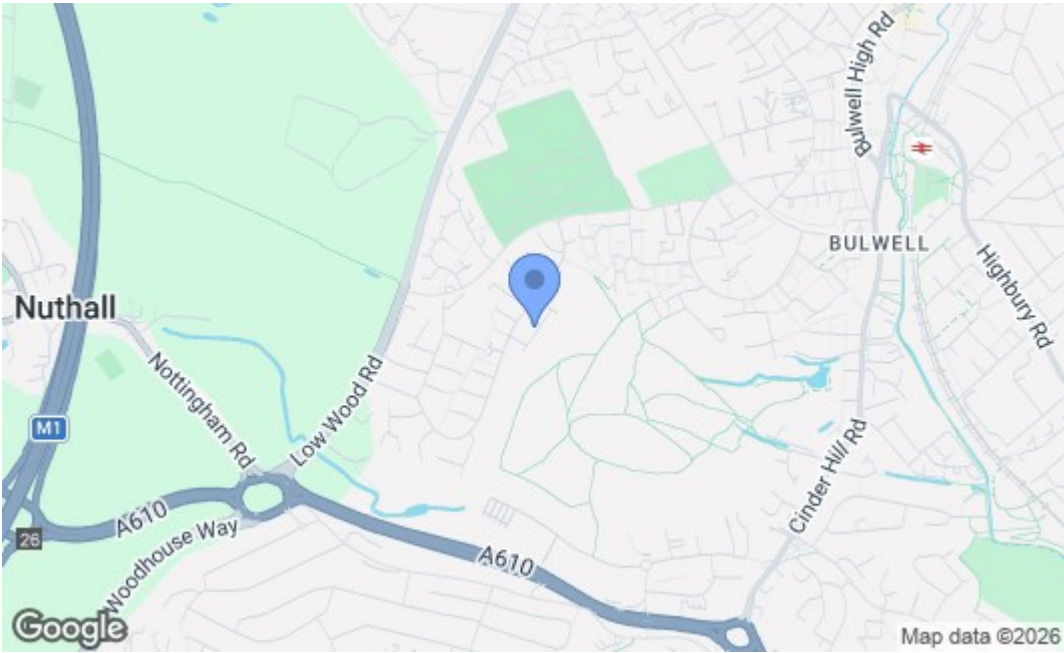
Other Material Issues: No





Total floor area 75.3 sq.m. (810 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(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.