Robert Ellis

look no further. . .







A HOME WITH POTENTIAL!

Howick Drive
Bulwell, Nottingham NG6 7FQ

Asking Price £145,000 Freehold

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Robert Ellis Estate Agents are delighted to bring to the market this TWO BEDROOM SEMI-DETACHED HOME, situated in the popular and convenient location of Bulwell, Nottingham. Offering fantastic potential throughout, this property is ideal for first-time buyers, investors or anyone looking for a home they can put their own stamp on.

The property offers a fantastic opportunity for those looking to modernise and create a home to suit their own tastes and requirements.

Upon entering, you are welcomed into an entrance porch which leads through to a spacious lounge, offering plenty of room for relaxing and entertaining, with a feature fireplace and staircase leading to the first floor. To the rear is a good-sized kitchen, fitted with a range of wall and base units, worktop space and access to the rear garden.

To the first floor are two well-proportioned bedrooms, both benefiting from built-in storage, alongside a family bathroom fitted with a three-piece suite including a bath with shower over.

Outside, the property benefits from a driveway providing off-road parking and access to a garage, offering additional storage or parking. To the rear is an enclosed garden with plenty of potential to create a fantastic outdoor space.

Situated in a convenient residential location, the property is within easy reach of local shops, schools, everyday amenities and transport links providing access to Bulwell town centre, Nottingham City Centre and surrounding areas.

With plenty of potential, generous accommodation and off-road parking, this is a fantastic opportunity to create a home of your own. Viewing is highly recommended!





Entrance Porch
Entrance door and door leading off to the living room.

Living Room
17'09 x 12'62 approx (5.41m x 3.66m approx)
Wall mounted radiator, single glazed window to the front elevation, staircase to the first floor, door leading to the kitchen.

Kitchen
9'18 x 12'60 approx (2.74m x 3.66m approx)
Door to the rear elevation, single glazed window to the rear elevation, wall mounted radiator, a range of wall and base units with worksurfaces over incorporating double sink with drainer unit with mixer tap, coving to the ceiling, tiled splashbacks.

First Floor Landing
Loft access hatch, doors leading off to:

Bedroom One
10'68 x 8'99 approx (3.05m x 2.44m approx)
Single glazed window to the front elevation, built-in wardrobes, wall mounted radiator.

Bedroom Two
12'64 x 8'60 approx (3.66m x 2.44m approx)
Single glazed window to the rear elevation, wall mounted radiator, built-in storage.

Bathroom
WC, single glazed window to the side elevation, hand wash basin, wall mounted radiator, tilled splashbacks, bath with separate hot and cold taps and mains fed shower over.

Front of Property
To the front of the property there is a driveway providing off the road parking and access to the garage.

Garage

Rear of Property
To the rear of the property there is an enclosed rear garden.

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 8mbps 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











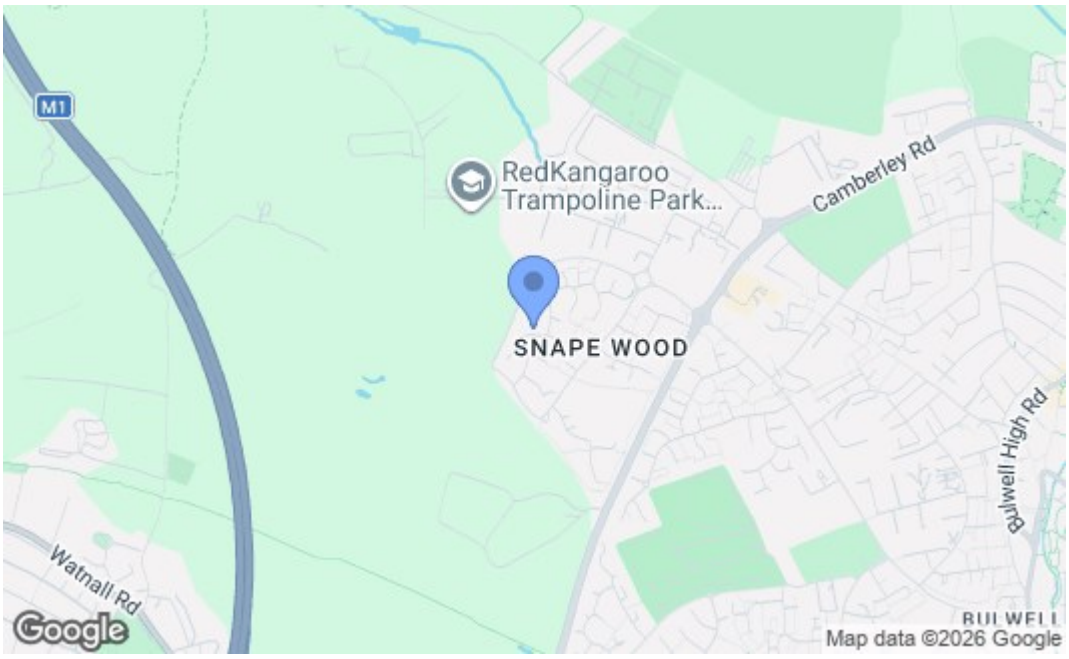

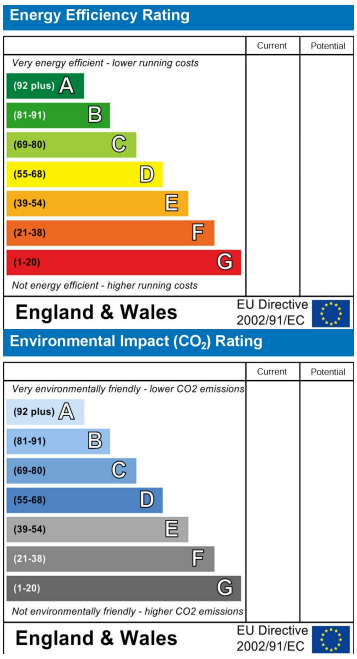

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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