Robert Ellis

look no further. . .







Clarges Street
Bulwell, Nottingham NG6 9JF

TWO BEDROOM END OF TERRACE HOME

£165,000 Freehold

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GUIDE PRICE £160,000 - £165,000

Bursting with period charm, this beautifully presented two bedroom end-terrace home is located in the popular Bulwell area of NG6 and offers spacious accommodation along with a generous west-facing garden.

The property is bay-fronted and set behind a gated front garden, with an external porch area leading to the entrance. Upon entering, you are welcomed into the front lounge, featuring a bay window, attractive fireplace with surround, new flooring and UPVC front door and windows throughout the property.

To the rear is the second reception room, originally the dining room and currently used as such. This space retains high ceilings, large windows and characterful period features, and provides access to the door leading down to the double cellar, offering excellent additional storage.

The galley kitchen is positioned at the rear and benefits from fitted white goods, boiler access and leads through to a separate utility room with space for a washer, dryer and freestanding fridge.

To the first floor are two well-proportioned double bedrooms, with the second bedroom benefitting from fitted storage. Completing the accommodation is a large three-piece family bathroom with additional fitted storage.

Externally, the property enjoys gated side access leading to a large, landscaped west-facing rear garden, ideal for afternoon and evening sun.

Combining period features with modern improvements, this charming home offers generous living space and outdoor potential in a convenient and well-established location.





Lounge
12'33 x 14'66 approx (3.66m x 4.27m approx)
UPVC double glazed entrance door to the front elevation leading into the lounge comprising UPVC double glazed bay window to the front elevation, coving to the ceiling, wall mounted radiator, feature fireplace, laminate flooring, door leading through to the dining room.

Dining Room
12'03 x 12'66 approx (3.73m x 3.66m approx)
Laminate flooring, UPVC double glazed window to the rear elevation, coving to the ceiling, feature fireplace, wall mounted radiator, access to the cellar, door leading to the staircase leading to the first floor landing, door leading through to the kitchen.

Kitchen
9'24 x 7'62 approx (2.74m x 2.13m approx)
A range of wall and base units with worksurfaces over incorporating a 1.5 bowl Belfast sink and drainer unit with swan neck mixer tap over, oven with four ring induction hob over and extractor hood above, integrated washing machine, UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation, laminate floor covering, opening through to the utility space.

Utility Room
8'81 x 4'46 approx (2.44m x 1.22m approx)
Base units with worksurfaces over, space and plumbing for a washing machine, space and point for a tumble dryer, space and point for a fridge freezer, wall mounted radiator.

Cellar

Store One
12'35 x 6'03 approx (3.66m x 1.91m approx)

Store Two
12'35 x 5'93 approx (3.66m x 1.52m approx)

First Floor Landing
Carpeted staircase leading to the landing comprising laminate flooring, wall mounted radiator, access to the loft with pull down ladders, doors leading off to:

Bedroom One
11'92 x 12'39 approx (3.35m x 3.66m approx)
Carpeted flooring, two UPVC double glazed windows to the front elevation, vertical wall mounted radiator, coving to the ceiling.

Bedroom Two
12'16 x 9'44 approx (3.66m x 2.74m approx)
Carpeted flooring, UPVC double glazed windows to the rear elevation, wall mounted radiator, coving to the ceiling, built in storage cupboard.

Bathroom
9'25 x 6'5 approx (2.74m x 1.96m approx)
Linoleum flooring (tiled flooring underneath in perfect condition), UPVC double glazed window to the side elevation, tiled splashbacks, heated towel rail, built in storage, WC, handwash basin with separate hot and cold taps, bath with mixer tap and electric shower over.

Outside

Front of Property
To the front of the property there is a gated front garden with walled boundaries.

Rear of Property
To the rear of the property there is an enclosed rear garden with patio leading to decked area, steps leading to a pathway leading to the rear of the garden with further patio seating area, shed, outdoor water tap, flowerbeds to the sides down the length of the garden with a range of plants and shrubbery planted throughout, fencing to the boundaries, side gated access to the front of the property.

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 16mbps Ultrafast 1800mbps
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













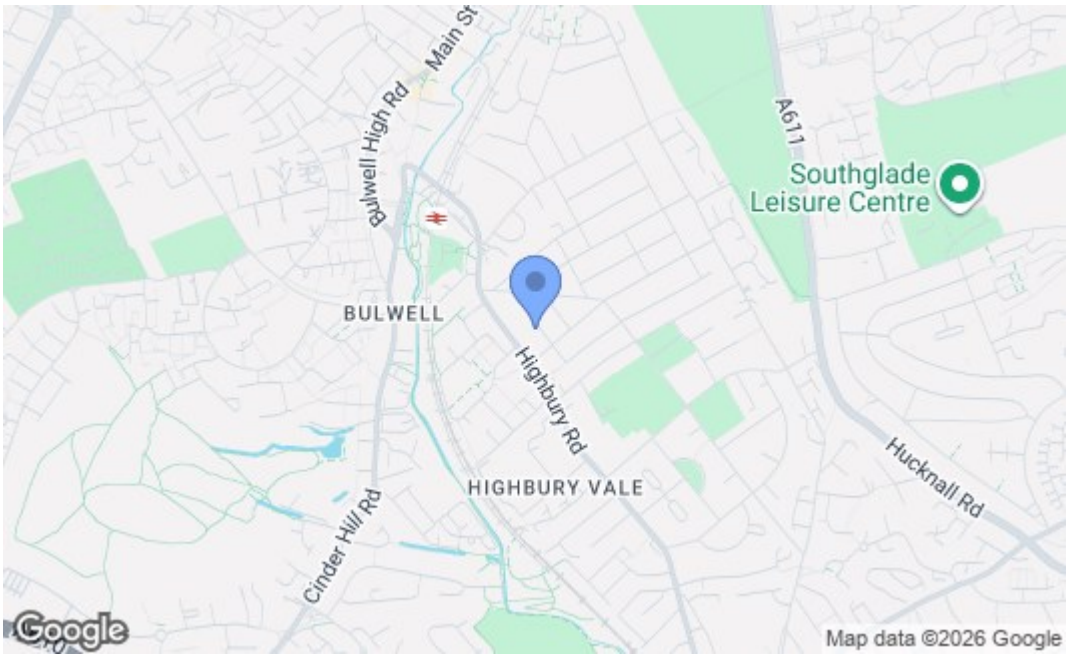

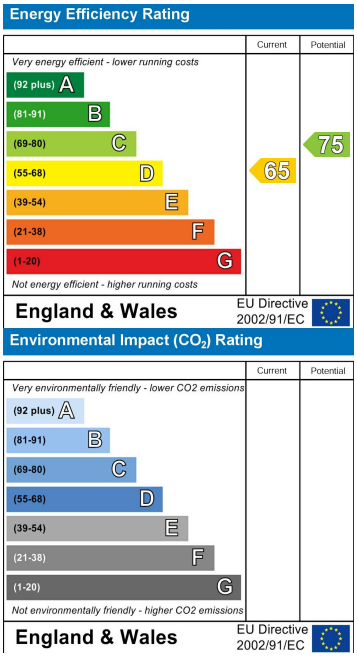

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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