



235 St. Albans Road, Bulwell, NG6 9FT

£220,000





235 St. Albans Road Bulwell, NG6 9FT

- Two bedrooms
- Lounge with feature fireplace
- Combination gas boiler
- Kitchen with built-in oven and hob
- Modern bathroom with electric shower
- NO UPWARD CHAIN

A lovely modern two-bedroom detached bungalow with ample off-street parking, entrance porch, spacious lounge diner with feature fireplace, modern kitchen with integrated oven and hob and a modern bathroom!

£220,000



Overview

Welcome to this modern detached bungalow located on St. Albans Road on the outskirts of Bulwell. This lovely property has a spacious lounge diner with a feature polished marble fireplace with electric fire, an inner hallway with a cupboard housing the modern combination gas boiler installed in December 2019, with the remainder of a 10-year warranty for peace of mind. There are two comfortable bedrooms, a modern fully tiled bathroom with an electric shower over the bath and the kitchen is equipped with a built-in brushed steel trim electric oven, hob & extractor. Outside, the property has a level plot with a driveway, secure gated side access and further block paved parking which leads to the enclosed rear garden.

Entrance Porch

With double-glazed composite front entrance door and UPVC double-glazed side window, radiator, tiled floor and door through to the lounge.



Lounge

Polished stone fireplace and hearth with chrome trim coal effect electric fire. two radiators, UPVC double-glazed windows to both the front and side and double cloaks cupboard.

Inner Hallway

With loft access, a radiator and a large cupboard housing the gas boiler.

Kitchen

A range of wall and base units with granite effect worktops and inset stainless steel sink unit and drainer with tiled surround. Brushed steel trim electric oven and four-ring electric hob with brushed steel extractor canopy. Plumbing for washing machine, radiator, serving hatch from the dining area and UPVC double-glazed window and door to the side.

Bedroom 1

UPVC double glazed rear window and radiator.

Bedroom 2

UPVC double glazed rear window and radiator.

Bathroom

With fully tiled walls, the suite consists of a bath with a glass screen and electric shower, washbasin and concealed cistern toilet with vanity surround and vanity cupboards. Chrome ladder towel rail, LED downlights, extractor fan and UPVC double glazed side window.

Outside

At the front of the property, there is an enclosed lawn with a tarmac driveway. Double gates lead to the side of the property and further block paved driveway, outside tap and an external power point. To the rear, the garden has a fenced perimeter with a garden shed located at the far side of the property.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City - Band C





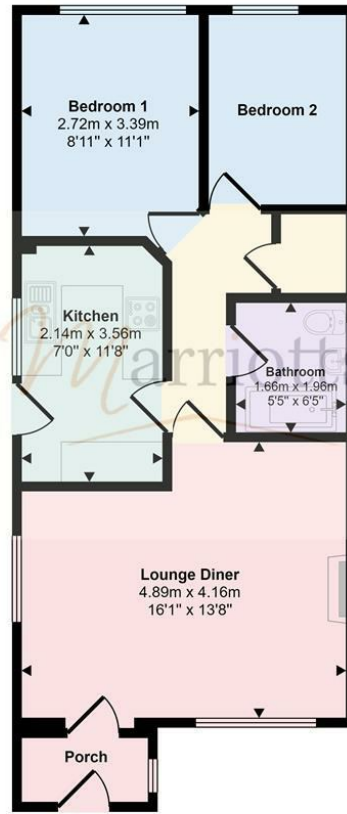


PROPERTY CONSTRUCTION: Cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY:
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:
FLOOD RISK: no
ASBESTOS PRESENT: no
ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: located in the inner hallway
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: British Gas
MAINS ELECTRICITY PROVIDER: British Gas
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION:





Approx Gross Internal Area
55 sq m / 588 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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