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Sales & Lettings

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**NO
CHAIN**

**2 BULWER ROAD
KIRKBY IN ASHFIELD
NOTTINGHAM
NG17 8DR**



£140,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ

TENURE

Freehold

- Semi Detached Property
- Three Bedrooms
- Driveway
- Large Open Plan Lounge / Dining Room
- Modern Throughout
- Enclosed Rear Garden
- Viewing Highly Recommended!

2 BULWER ROAD, KIRKBY IN ASHFIELD, NOTTINGHAM

Three bedroom semi-detached property with blocked paved driveway providing parking for a number of vehicles. This property benefits from an enclosed rear garden, UPVC double glazing and Gas Central Heating. Ideal for first time buyers looking to get onto the property ladder and is ready to move straight in.

UPVC double glazed front entrance door into:

HALLWAY

With thermostatically controlled radiator, under stairs storage cupboard, laminate wooden flooring, ceiling light point and power points. Stairs leading to first floor.

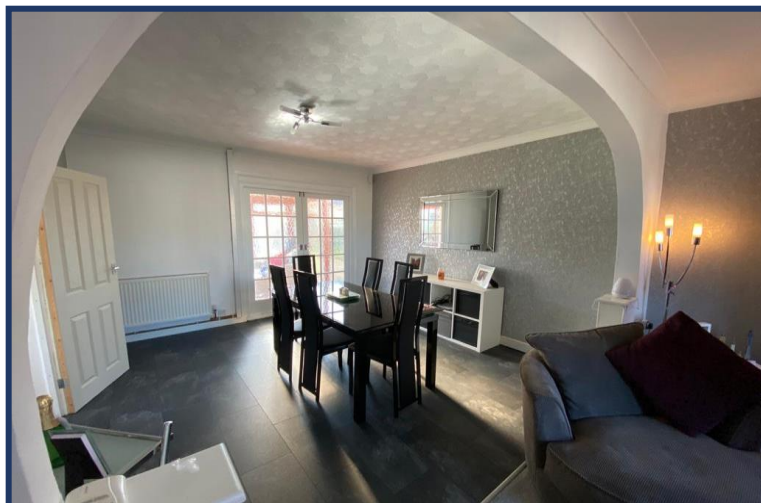
LOUNGE

11'11" x 11'10" UPVC double glazed window, wall mounted modern electric fire, thermostatically controlled radiator, ceiling coving, ceiling light point and various power sockets. Archway through to dining room.



DINING-ROOM

11'11" x 11'9" White wooden French doors leading to conservatory, ceiling light point, tile effect laminate flooring, radiator and various power points.



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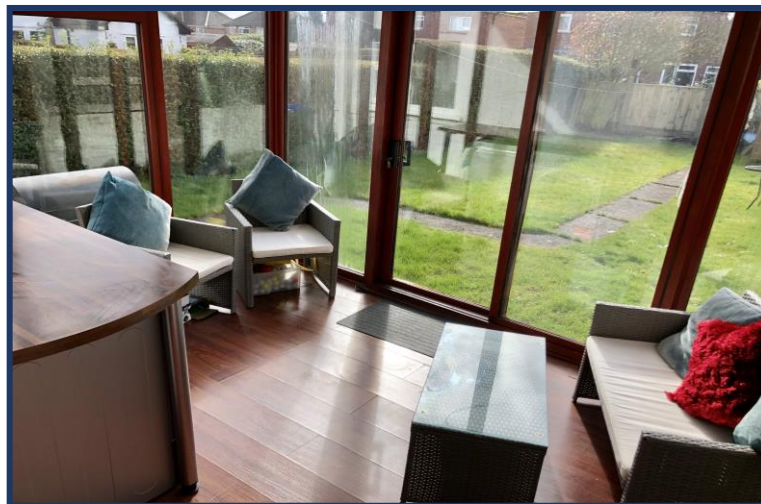
KITCHEN

5'11" x 11'9" With UPVC double glazed windows and door leading to side of property, roll top work surfaces with tiled surround, a range of maple wall and base units including drawers and wine rack, stainless steel sink with chrome mixer tap, integrated electric oven, electric hob and overhead extractor fan, space and plumbing for washing machine, space for fridge freezer, wall mounted Ideal combi boiler with mobile thermostat control, ceiling light point and various power points.



CONSERVATORY

11'8" x 8'6" With double glazed windows and sliding door leading onto back garden, various power points, wall light, radiator and roll top work surface.



LANDING

UPVC double glazed window to the side, power point, ceiling light point and access to loft space.

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BEDROOM ONE

11'11" x 11'10" With UPVC double glazed window to the front of the property, thermostatically radiator, ceiling light point and various power points.



BEDROOM TWO

9'9" x 12'2" A good size double bedroom with UPVC double glazed window to the rear, fitted wardrobe with hanging and shelf space, ceiling light point, radiator and various power points.

BEDROOM THREE

5'10" x 7'6" With UPVC double glazed window to the front of the property, thermostatically controlled radiator, power points and ceiling light point.



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BATHROOM

5'10" x 5'11" UPVC double glazed opaque window, low level W.C, roll top bath with chrome mixer tap with rain shower over plus hand held shower head, glass shower screen, pedestal wash hand basin with chrome taps, wall mounted chrome towel rail radiator, extractor fan, ceiling light point and part wall tiling.



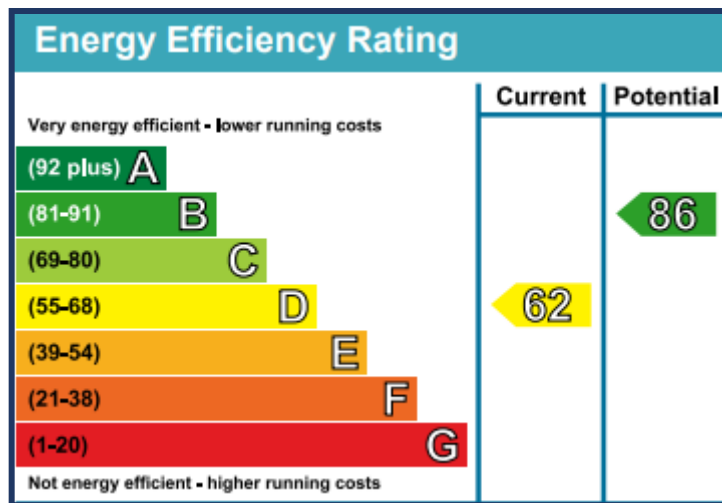
OUTSIDE

Fully enclosed large rear garden with fencing and hedging to the boundaries. Mainly laid to lawn with wooden shed and pathway. Wooden gate leading to driveway. There is also an outside light and outside tap.



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EPC GRAPH



ADDITIONAL INFORMATION

Council Tax Band: A

Local Authority: Ashfield District Council

Primary School: Orchard Primary School and Nursery

Secondary School: Ashfield Comprehensive School

Stamp Duty on Asking Price: £300.00 (this may change if you are a first-time buyer or you already own another property).

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FLOOR PLAN



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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.