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Sales & Lettings

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**4 EDWALTON COURT
BULWELL
NOTTINGHAMSHIRE
NG6 9LR**



£200,000

VIEWING

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

TENURE

Freehold

- Detached Bungalow
- Two Bedrooms
- Conservatory
- Family Bathroom
- Easy To Maintain Garden
- Garage and Driveway
- Close To Local Amenities

4 EDWALTON COURT, BULWELL, NOTTINGHAMSHIRE

This two bedroom, detached bungalow is well presented throughout and is located in a quiet cul-de-sac in a popular area of Nottinghamshire close to local amenities and excellent transport links.

The property offers a spacious living room, gallery style kitchen, conservatory, two good sized bedrooms and a shower room. To the front of the property there is a driveway for off road parking and access into a single garage, whilst to the rear there is a private, easy to maintain garden.

Entrance door into:

HALLWAY

With access to the rooms, ceiling light point.

LOUNGE

17" x 9'6" A spacious family room with UPVC double glazed window to the front, feature fireplace, two radiators, power and ceiling light points.



KITCHEN/DINER

9" x 8" Fitted with a range of wall and base units in a white and wood finish with coordinating roll top work surfaces, full wall tiling, space and plumbing for a washing machine, space and plumbing for a fridge freezer, space and fittings for an oven, one and a half bowl single drainer sink with mixer tap, UPVC double glazed window to the side, UPVC door providing access to the garden, radiator, power and ceiling light points.



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BEDROOM ONE

12'6" x 8'3" With UPVC double glazed window to the rear, fitted wardrobes, radiator, power and ceiling light points.



BEDROOM TWO

8" x 7'9" With UPVC double glazed French doors into the conservatory fitted wardrobes, radiator, power and ceiling light points.



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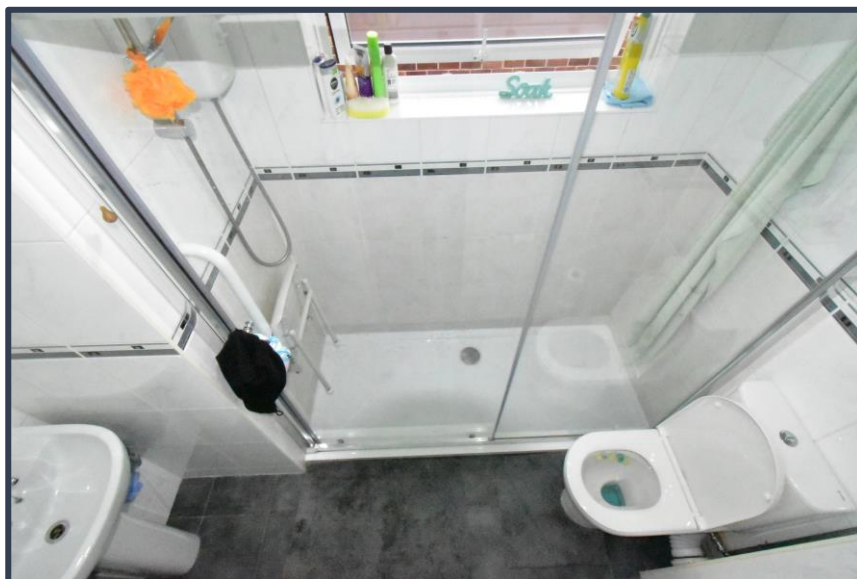
CONSERVATORY

12" x 5'3" With UPVC double glazed windows and sliding patio doors into the rear garden, polycarbonate roof, exposed brick walls, tiled flooring, power and wall light points.



BATHROOM

7'10" x 4'7" White suite comprising of a wash hand basin, W.C. and double shower enclosure, fully tiled walls, extractor fan, UPVC double glazed opaque window to the side, radiator and ceiling light points.



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OUTSIDE

To the rear of the property there is a block paved garden, a variety of plants and shrubs, access into the garage, all enclosed with fences. To the front of the property there is a driveway with access to the garage and a small front lawn.

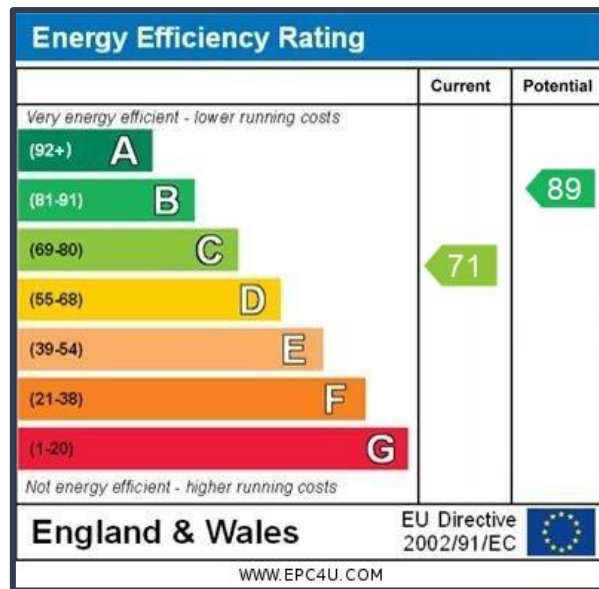


GARAGE

8" x 17'6" With window to the side, up and over door, power and lights.

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EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Nottingham City Council

Council Tax Band – C

Primary School – Heathfield Primary and Nursey School

Secondary School –

Stamp Duty on Asking Price: £200,000 (Additional costs may apply if being purchased as a second property)

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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 marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's 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 ensure 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 client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.