



DavidJames
the estate agent

Eastdale Road, Bakersfield, Nottingham, NG3 7GE

Guide Price £260,000

About This Property

Situated just a brief walk from Carlton Hill's shopping amenities and convenient bus services, this extended semi-detached family home comes to the market with the added advantage of no upward chain. While it currently requires some modernisation, this residence presents a golden opportunity for those seeking a project to transform it into their dream home. The interior layout reveals an entrance hall boasting understairs storage, leading to a generously proportioned lounge/dining room and a separate versatile sitting room. The practical kitchen is complemented by an adjoining utility room, both with space for freestanding appliances. Upstairs, four bedrooms await, along with a shower room furnished with a 3-piece suite and a large shower cubicle. Externally, the property enjoys a generous established garden whilst the garage, equipped with an electric door, also benefits from an adjoining workshop/WC. A spacious driveway caters to multiple vehicles, ensuring ample off-street parking.



- Extended semi-detached family home
- Short walk from Carlton Hill's shops and bus services
- Offered to the market with no upward chain
- An ideal project with lots of potential
- Lounge/dining room with gas fire and patio doors
- Separate versatile sitting room
- Fitted kitchen with separate utility room
- Four bedrooms
- Shower room with three-piece suite
- Garage with electric door and driveway provide off-street parking







Floor 0



Floor 1



Approximate total area⁽¹⁾
120.58 m²
1297.93 ft²

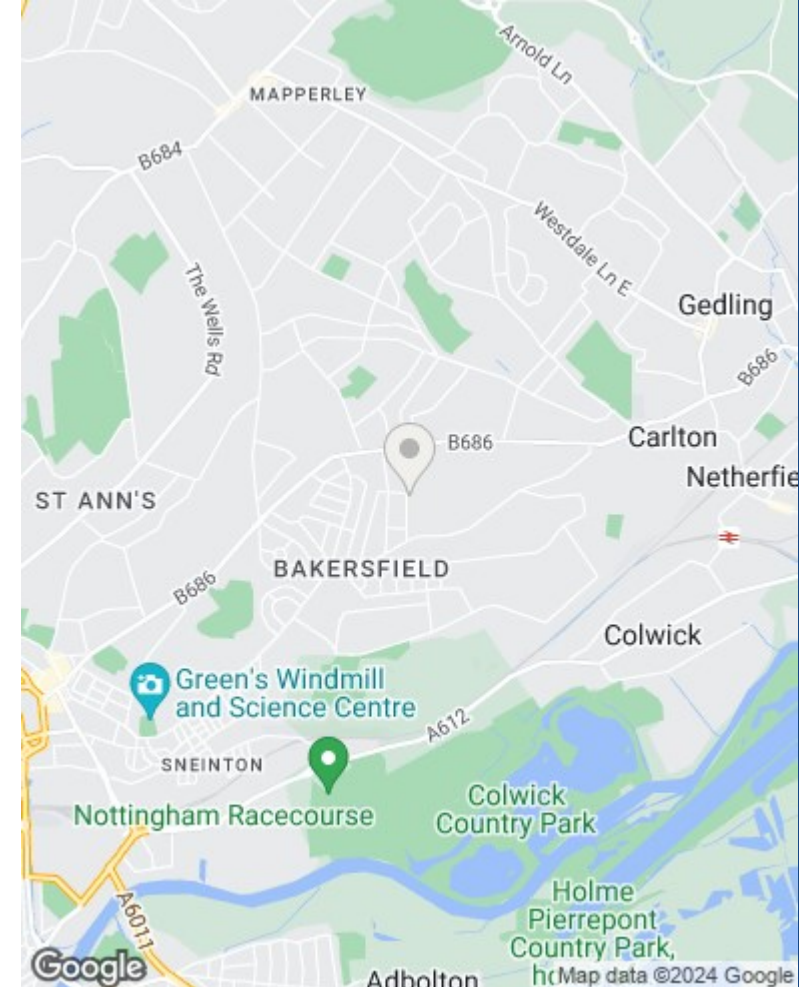
Reduced headroom
0.59 m²
6.37 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: B
Nottingham City Council
Freehold

DavidJames
the estate agent

David James Estate Agents
317 Carlton Hill, Nottingham, NG4 1GL
t: 0115 987 8957 e: carlton@david-james.com

