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**DavidJames**  
the estate agent

**Swains Avenue, Bakersfield, Nottingham, NG3 7AS**

**Guide Price £190,000**

# About This Property

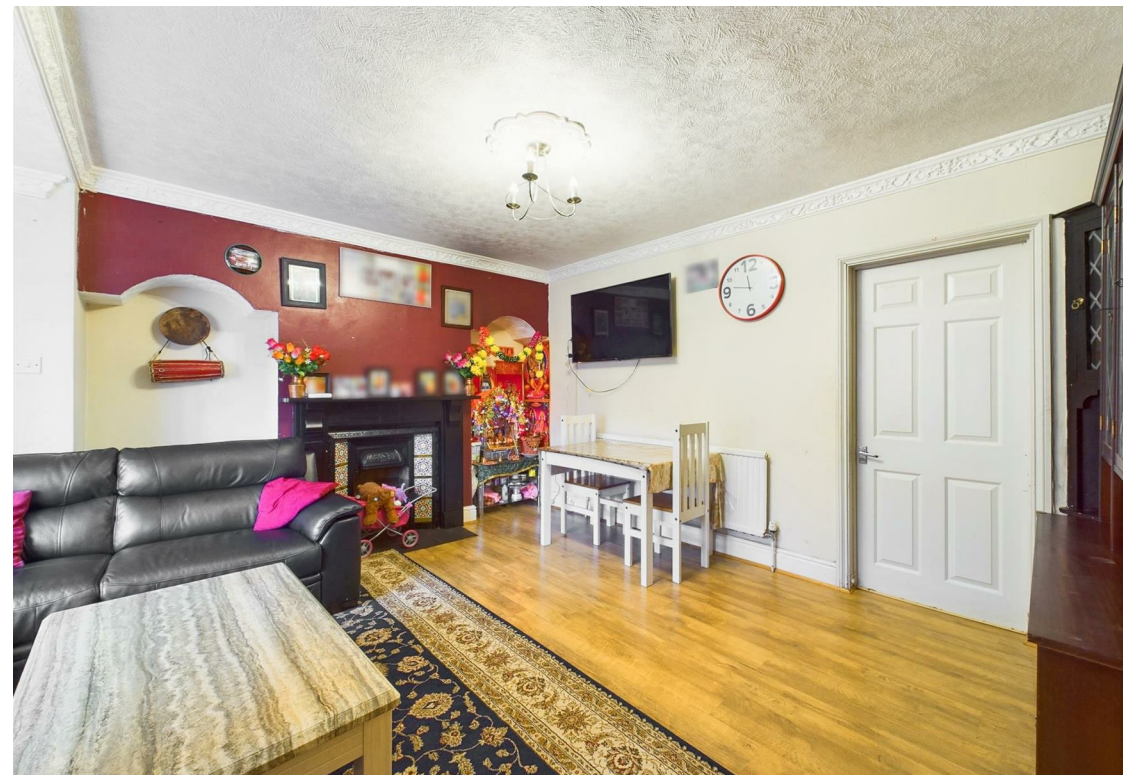
**GUIDE PRICE £190,000-£200,000** This mid-terrace house, situated in a popular area of Bakersfield and conveniently close to the amenities of Carlton Hill, offers functional living space and a convenient location within commuting distance of the City Centre!

The residence opens into an entrance hall leading to an extended lounge/dining room, complete with a feature fireplace for a touch of character. The kitchen provides ample space for freestanding appliances to cater to your culinary needs. On the ground floor, there is a bathroom equipped with a three-piece suite and a corner bath, serving as a functional space for daily routines. The house also features a lean-to, which doubles as a sitting area and a utility space, efficiently utilizing the available area.

The bedrooms are all double in size and are spread across two floors, with two bedrooms on the first floor and an additional bedroom on the second floor. Another three-piece suite bathroom is conveniently situated on the first floor.

The property's exterior includes an enclosed rear garden, complete with a useful shed and a patio seating area for outdoor relaxation and entertaining. Additionally, the front driveway provides off-street parking, adding to the practicality of this home.

- Mid-terrace house set over three-storeys perfect for investors and first time buyers
- Popular Bakersfield location close to Carlton Hill's amenities
- A short commute from Nottingham City Centre
- Extended lounge/dining room with feature fireplace
- Kitchen with space for freestanding appliances
- Lean-to providing sitting area and utility space
- Two bathrooms (one ground floor, one first floor)
- Three double bedrooms
- Enclosed rear garden with patio seating area
- Driveway to the front providing off-street parking







Floor 0



Floor 1



Floor 2



Approximate total area<sup>8</sup>

89.34 m<sup>2</sup>  
961.61 ft<sup>2</sup>

Reduced headroom

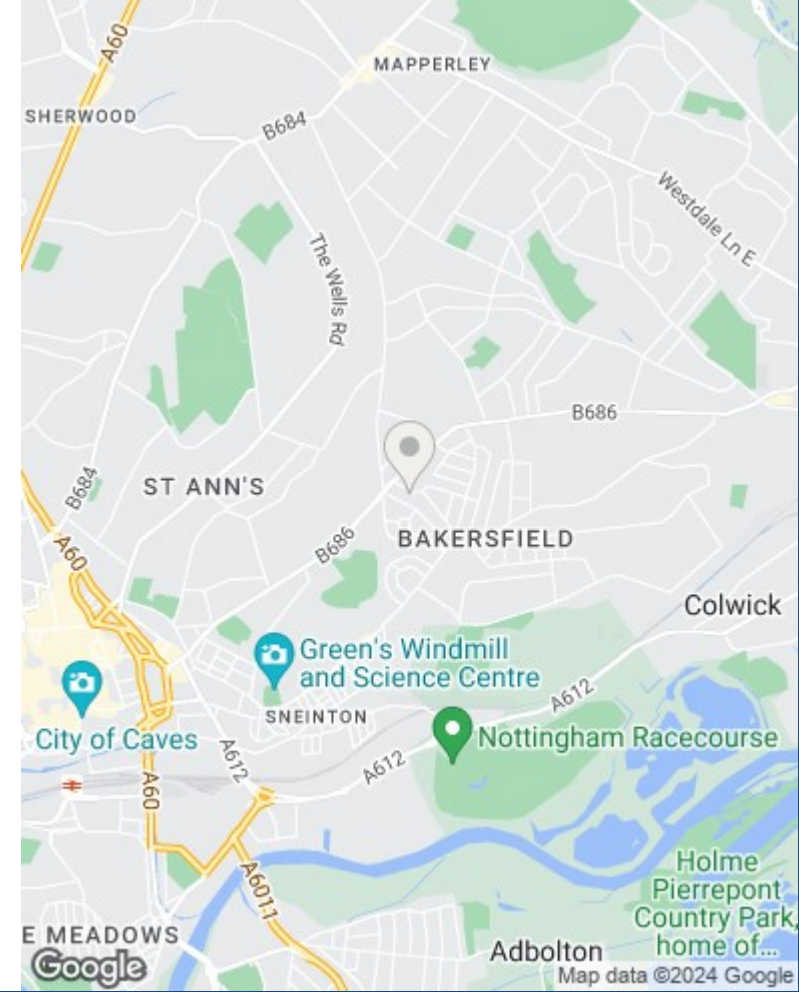
2.42 m<sup>2</sup>  
26.1 ft<sup>2</sup>

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.

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**Council Tax Band: A**  
**Nottingham City Council**  
**Freehold**

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