



47 Bakerdale Road, Nottingham - NG3 7GJ

Guide Price **£190,000**

DavidJames
the estate agent



47 Bakerdale Road

Nottingham, Nottingham

GUIDE PRICE £190,000-£200,000. A traditional semi-detached property with excellent potential, this home is situated on a generous plot with a spacious rear garden. Boasting high ceilings and large windows throughout, the property is ideal for buyers seeking a home with size, versatility and scope for personalisation.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

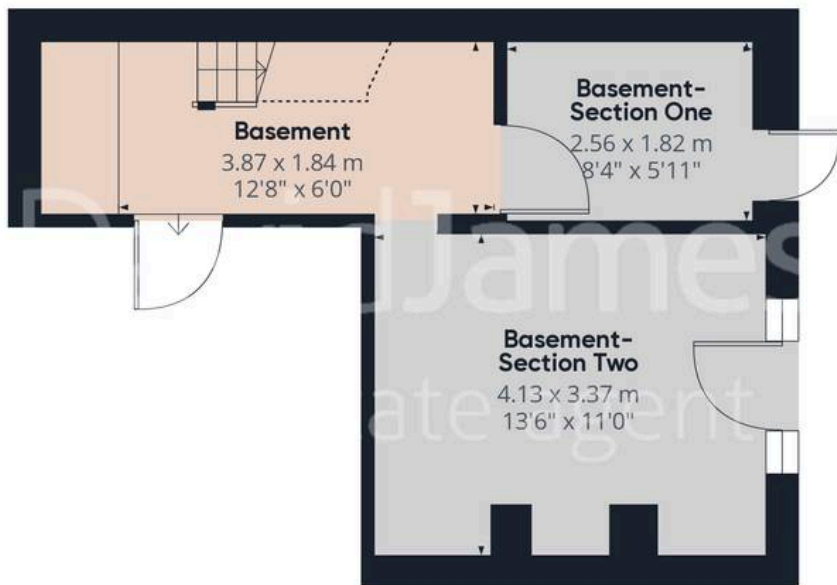
EPC Environmental Impact Rating: E

- Traditional semi-detached property with character and potential for modernisation
- Versatile layout with accommodation possibilities across three floors
- Three bedrooms, including two spacious double bedrooms and a versatile third bedroom that could serve as a study or nursery
- Two reception rooms with high ceilings and large windows
- Large, plastered basement with power and lighting and potential for further development into useable spaces
- Bathroom and separate WC
- Sizeable rear garden with good sized paved area leading to large area of lawn, surrounded by modern fencing
- Private driveway with gated access and room for multiple vehicles
- Close to a wide variety of local amenities, schools and public transport





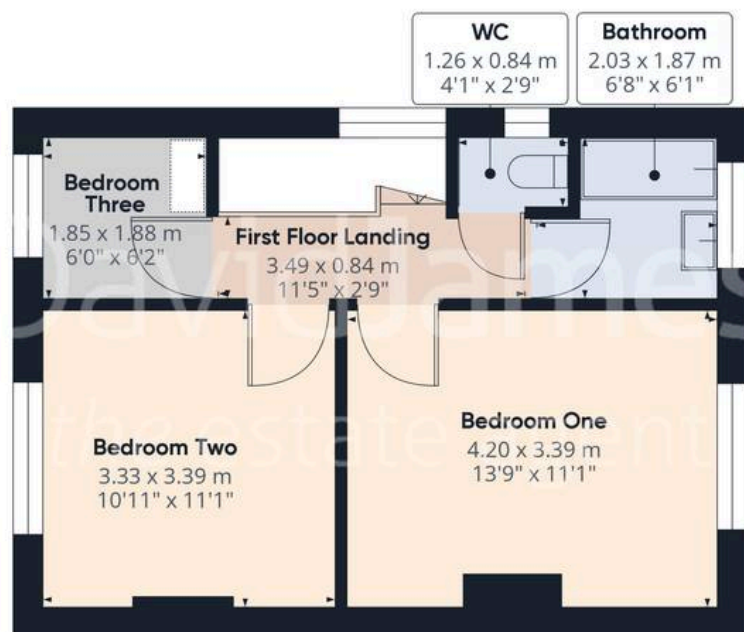




Floor 0



Floor 1



Floor 3



Approximate total area⁽¹⁾

102.62 m²

1104.59 ft²

Reduced headroom

0.98 m²

10.58 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.