88 Bakerdale Road, Nottingham - NG3 7GH

Guide Price **£260,000-£280,000**

DavidJames
the estate agent

88 Bakerdale Road

Nottingham, Nottingham

GUIDE PRICE £260,000 - £270,000 Detached bungalow with no chain offering spacious single-storey living! Offering 3 versatile bedrooms, a good-sized lounge, kitchen with pantry and a bathroom alongside generous parking and a garage!
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached bungalow
- Offered to the market with no upward chain
- Ideal for those seeking the benefits of single-storey living
- Close to a wide range of local amenities and public transport links
- Spacious lounge with a feature focal-point fireplace
- Kitchen with light timber-effect units, integrated cooking appliances and space for freestanding white goods
- Three versatile bedrooms
- Bathroom with a three-piece suite and electric shower
- Enclosed tiered rear garden with a block-paved patio and shed
- Long gated driveway for multiple vehicles leading to a useful garage

Bedroom One
4.03 x 3.48 m
13'2" x 11'5"

Bedroom Two
3.32 x 3.48 m
10'10" x 11'4"

Bedroom Three
2.73 x 2.66 m
8'11" x 8'8"

Entrance Porch
0.85 x 0.96 m
2'9" x 3'1"

Entrance Hallway
3.87 x 1.20 m
12'8" x 3'11"

Inner Hallway
2.72 x 2.03 m
8'11" x 6'7"

Bathroom
1.68 x 2.86 m
5'6" x 9'4"

Lounge
5.44 x 4.09 m
17'10" x 13'5"

Kitchen
3.63 x 2.43 m
11'10" x 7'11"

Floor 0   Building 1

Garage
4.87 x 2.56 m
15'11" x 8'4"

Floor 0   Building 2

DavidJames
the estate agent

Approximate total area[1]

95.36 m²

1026.46 ft²

(1) Excluding balconies and terraces

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 were based on RICS IPMS
3C standard. Please note that
calculations were adjusted by a third
party and therefore may not comply
with RICS IPMS 3C.

GIRAFFE**360**