



**59 Greenwood Road, Bakersfield, Nottingham – NG3 7EB**

Guide Price **£230,000**

**DavidJames**  
the estate agent





## 59 Greenwood Road

Bakersfield, Nottingham

Council Tax band: A

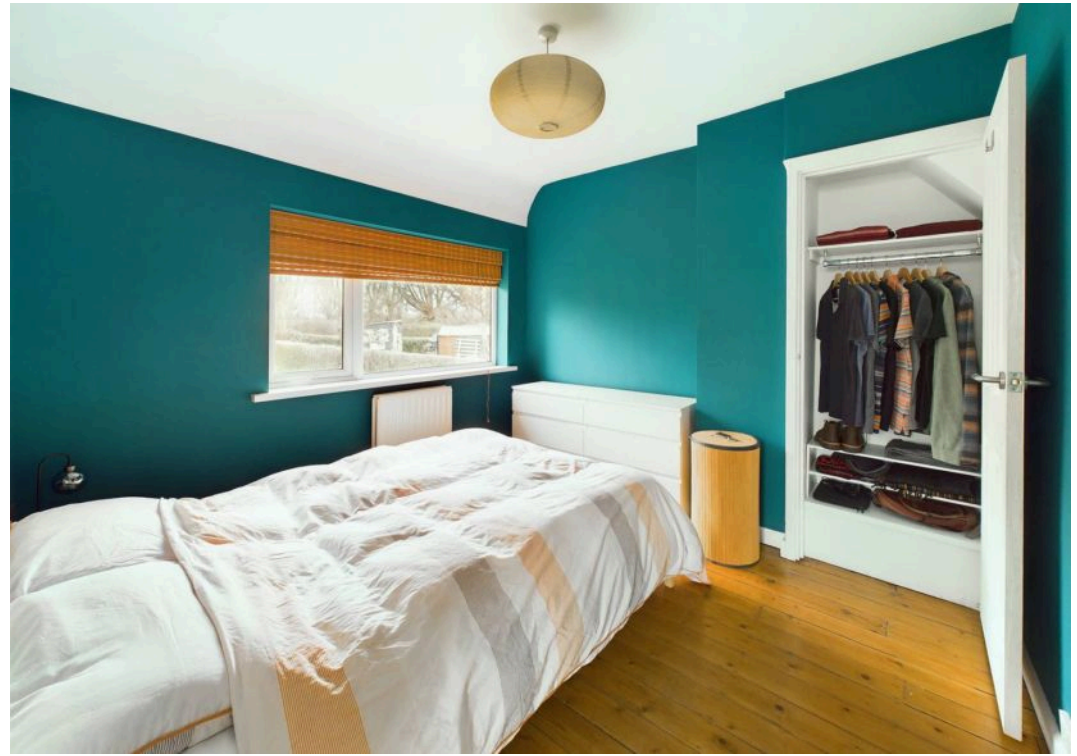
Tenure: Freehold

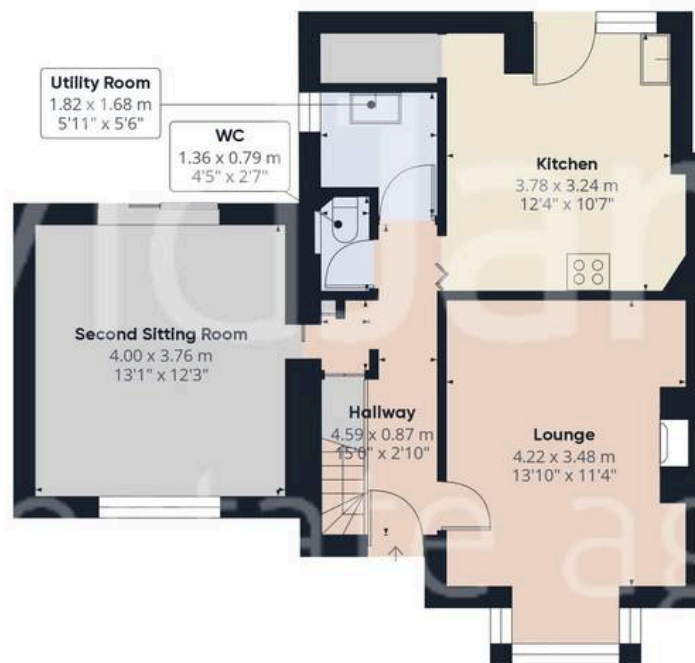
EPC Energy Efficiency Rating: D

- Extended semi-detached house sold with no upward chain
- Three bedrooms, bedrooms one and two with exposed flooring, bedroom two with built-in wardrobe and bedroom three with French doors and Juliet balcony
- Entrance hall, ground floor Wc, good ground and first floor storage
- Lounge with fireplace and log burner as well as laminate flooring
- Second sitting room with log burner, laminate flooring and French doors leading to the rear garden
- Extended dining kitchen with integrated appliances and tiled flooring, utility room
- First floor shower room/Wc with mains shower
- Gas central heating, UPVC double glazing
- Enclosed lawned rear garden with side decking area (accessed from the second sitting room)
- Sat in an elevated position on Greenwood Road, close to Bakersfield and Sneinton's amenities and bus routes with views towards the City Centre









Floor 0

**Approximate total area<sup>(1)</sup>**

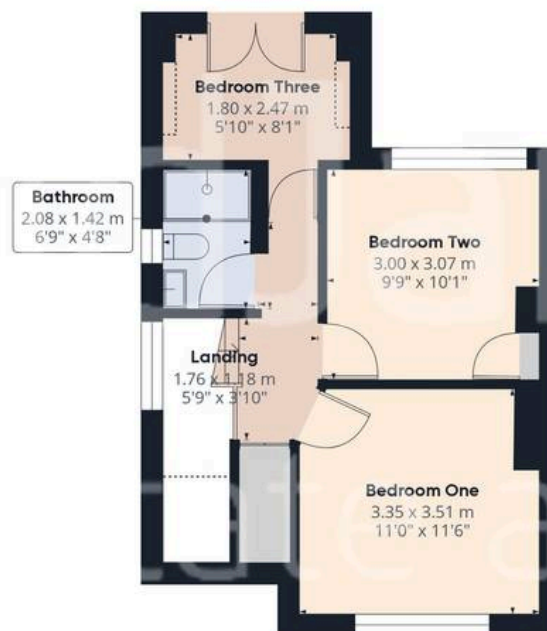
89.62 m<sup>2</sup>

964.65 ft<sup>2</sup>

**Reduced headroom**

0.33 m<sup>2</sup>

3.59 ft<sup>2</sup>



Floor 1

(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 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.

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