



24 Brooklands Road, Bakersfield, Nottingham, NG3 7AL

Guide Price **£240,000**

DavidJames
the estate agent



24 Brooklands Road

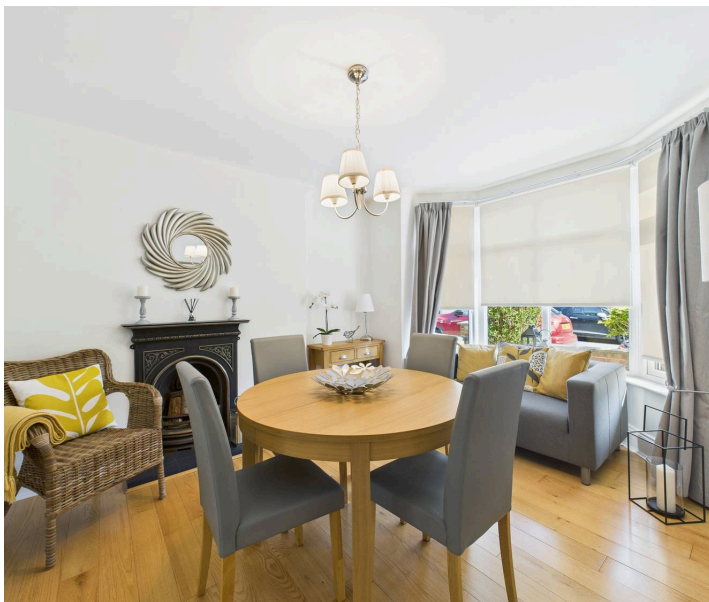
Bakersfield, Nottingham

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

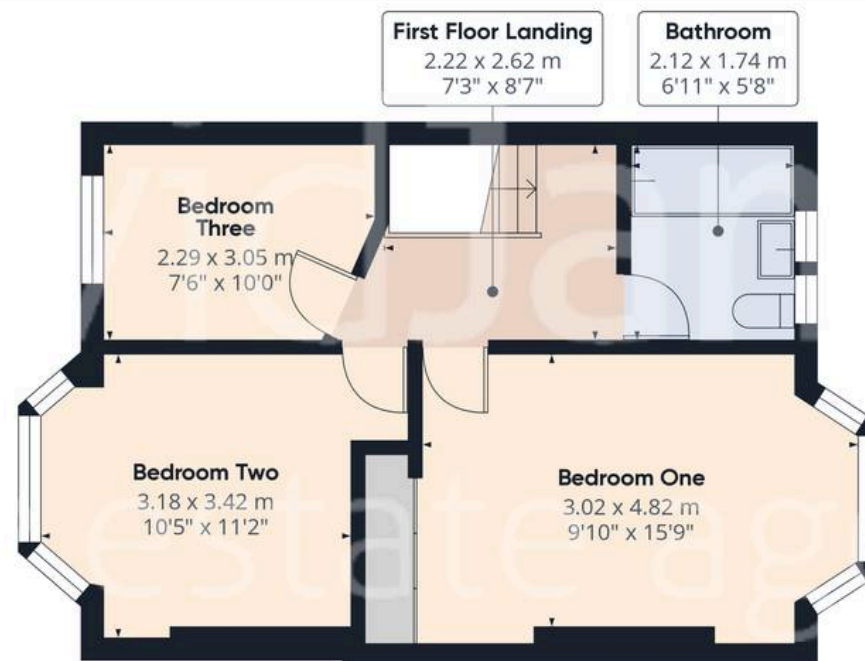
- Well presented semi detached home in a popular residential area
- Three well presented bedrooms including two double bedrooms with large bay windows and a versatile third guest bedroom/home office
- Spacious lounge with soft carpeting, contemporary feature fireplace, doors to the dining room and French doors to the rear garden
- Bright dining room with bay window and fireplace
- Modern kitchen featuring white wall and base units paired with walnut effect worktops, integrated appliances and separate pantry storage area
- Well appointed bathroom with white three piece suite complemented by marble effect flooring and wall tiles
- UPVC double glazing, combination gas central heating and boarded loft with light and ladder
- Low maintenance, well-maintained rear garden with patio and lawn, enclosed with modern fencing
- Private driveway with off-street parking
- Close to a wide range of local amenities schools and public transport links







Floor 0



Floor 1

Approximate total area⁽¹⁾

81.54 m²

877.69 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.

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David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

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

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