



247 Greenwood Road, Bakersfield, Nottingham, NG3 7FU

Guide Price **£350,000 – £360,000**

DavidJames
the estate agent



247 Greenwood Road

Bakersfield, Nottingham

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Substantial and extended traditional style detached house sold with no upward chain
- Three bedrooms, bedroom two with fitted wardrobes
- Entrance porch and feature entrance hall with original parquet timber flooring and double glazed stained glass windows
- Lounge with bay window and fireplace, dining room with French doors to the rear garden
- Modern kitchen with Oak panelled units, integrated oven, hob, extractor and dishwasher and pantry storage
- Utility room with adjoining ground floor Wc with washbasin, second sitting room
- Spacious first floor bathroom/Wc with corner Spa bath and separate shower cubicle with electric shower
- Gas central heating, UPVC double glazing, security alarm system
- Three driveways provides off road parking to both sides of the property, garage
- Large rear garden with patio area and lawned areas









Floor 0

Approximate total area⁽¹⁾

151 m²
1625.34 ft²

Reduced headroom

1.09 m²
11.8 ft²



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 are based on RICS IPMS 3C standard.

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