



Jarvis Avenue
Bakersfield, Nottingham NG3 7BH

£260,000 Freehold

ATTRACTIVE THREE-BEDROOM SEMI-
DETACHED HOME ON JARVIS AVENUE,
BAKERSFIELD, NOTTINGHAM



Situated in the desirable residential area of Bakersfield, this well-maintained three-bedroom semi-detached property on Jarvis Avenue offers spacious, versatile living with a standout rear garden—ideal for families and professionals alike.

The property benefits from a double driveway to the front, providing ample off-street parking. Upon entering, you are welcomed into a bright and airy dining space, which flows seamlessly into the well-equipped kitchen. The kitchen includes integrated white goods and houses the boiler, while a large pantry offers excellent storage. From the kitchen, a small inner hallway provides side access to the property and leads to a convenient ground floor cloakroom.

To the rear, the main reception room serves as the heart of the home, featuring plush carpets, a gas fire, and sliding doors that frame views of the expansive rear garden. Stepping outside, you'll find a stylish covered patio area beneath a modern veranda—perfect for outdoor dining and entertaining. The garden continues with a faux lawn area, a raised ornamental pond, and a further patio space at the rear, complete with a large storage shed. The garden enjoys plenty of sunlight throughout the day, making it a true suntrap.

Upstairs, the home offers three comfortable, carpeted bedrooms. The two larger rooms benefit from built-in storage, and the landing features additional storage options. The modern family shower room is fully tiled from floor to ceiling and includes a sleek vanity unit with an integrated toilet.

This is a fantastic opportunity to acquire a well-presented home in a popular location, close to local amenities, reputable schools, and excellent transport links into Nottingham city centre.

Viewing is highly recommended to fully appreciate the quality and layout of this delightful property.



Dining Room

7'10" x 12'5" approx (2.406 x 3.792 approx)

UPVC entrance door to the front elevation, UPVC double glazed window to the front elevation, wall mounted radiator, tiled flooring, wall mounted radiator, door leading to the pantry, archway through to kitchen.

Kitchen

6'5" x 9'2" approx (1.977 x 2.808 approx)

UPVC double glazed window to the front elevation, wall mounted boiler, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap, space and plumbing for washing machine, space and point for oven, extractor hood, space and point for a fridge freezer, tiled flooring, doorway through to hallway.

Pantry

Space and point for fridge freezer, spacious pantry offering useful additional storage space.

Hallway

Double glazed sliding door to the side elevation which can be used as an entrance door, wall mounted radiator, tiled flooring, door to cloakroom, door to the lounge, carpeted flooring leading to the first floor landing.

Stairlift can be removed if not required.

Lounge

16'10" x 11'3" approx (5.14 x 3.44 approx)

UPVC sliding doors to the rear elevation leading out to the rear patio, wall mounted radiator, carpeted flooring, feature fireplace incorporating a gas fire, granite hearth and back panel with wooden surround, wall light points.

First Floor Landing

Carpeted flooring, access to the loft, three storage cupboards, doors leading off to:

Bedroom Two

11'1" x 7'9" approx (3.393 x 2.382 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, built-in storage cupboard.

Bedroom Three

0'9" x 7'11" approx (0.248 x 2.422 approx)

UPVC double glazed window to the rear elevation, laminate floor covering, wall mounted radiator, built-in storage cupboard.

Bedroom One

12'2" x 9'8" approx (3.732 x 2.962 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, built-in storage cupboard.

Family Bathroom

Tiling to the floor, tiling to the walls, modern white three piece suite comprising quadrant shower enclosure with mains fed shower, vanity wash hand basin with mixer tap and storage below, low level flush WC with cupboards and surfaces above, wall mounted radiator, UPVC double glazed window to the front elevation

Outside

Rear of Property

To the rear of the property there is an tranquil enclosed rear garden with veranda over a paved patio seating space offering relaxing all weather outdoor living, pond (koi fish not included in sale and pond can be drained if required), large artificial lawned space with additional rear patio, shed, flowerbeds to the borders, fencing to the boundaries, pathway to the side of the property with side access to the property and secure gated access to the front.

Front of Property

To the front of the property there is a driveway providing off the road parking, secure gated access to the side of the property.

Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 5mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

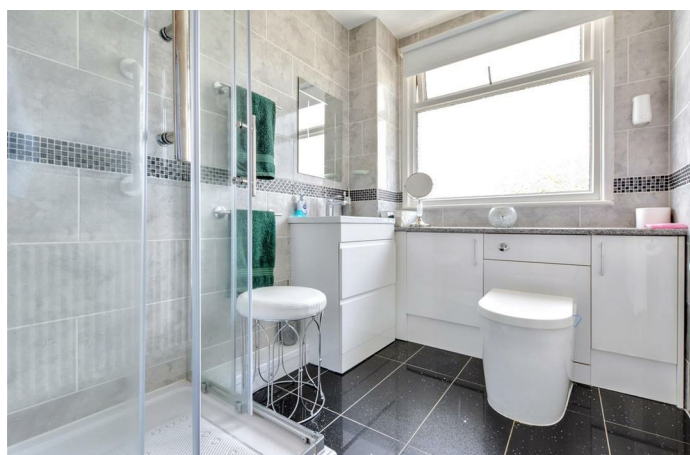
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.