



**Langdale Road  
Bakersfield, Nottingham NG3 7FG**

**A THREE BEDROOM MID TERRACE  
PROPERTY FOR SALE IN BAKERSFIELD,  
NOTTINGHAM!**

**Offers In The Region Of £180,000 Freehold**





Offered to the market with no upward chain, this three-bedroom mid-terrace home is located in the popular residential area of Bakersfield, Nottingham — ideal for first-time buyers or investors looking for a property to make their own.

Upon entering, you're welcomed into a hallway that leads to a spacious lounge and provides access to the staircase. The lounge offers a comfortable living area and connects through to the kitchen. At the rear of the kitchen, a porch area leads to the ground-floor bathroom and gives access to the rear garden.

Upstairs, the property features three well-proportioned bedrooms, offering flexibility for family living or home working.

Externally, the home benefits from a garden to the front and a private, enclosed garden to the rear, ideal for outdoor dining or play.

Situated close to local schools, shops, and excellent transport links, this property represents a great opportunity to add value and personalise a home in a convenient location.

Early viewing is recommended.



### Entrance Hallway

UPVC double glazed entrance door leading into the entrance hallway comprising laminate floor covering, wall mounted radiator, dado rail, carpeted flooring leading to the first floor landing, door leading through to the lounge diner.

### Lounge Diner

7'7" x 11'1" approx (2.32 x 3.38 approx)

UPVC double glazed window to the front elevation, coving to the ceiling, wall mounted radiator, carpeted flooring, door leading through to the kitchen.

### Kitchen

8'3" x 10'11" approx (2.52 x 3.33 approx)

A range of wall and base units with worksurfaces over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with swan neck mixer tap over, space and point for dishwasher, space and plumbing for washing machine, integrated oven, four ring gas hob over and extractor hood above, space and point for undercounter fridge and freezer, wall mounted boiler, UPVC double glazed window to the rear elevation, tiled splashbacks, tiling to the floor, door to pantry, door to rear lobby.

### Rear Lobby

Linoleum floor covering, sliding door leading to the downstairs shower room, UPVC double glazed door leading to the rear garden.

### Downstairs Shower Room

5'9" x 8'7" approx (1.76 x 2.63 approx)

UPVC double glazed window to the rear elevation, WC, linoleum floor covering, vanity wash hand basin with mixer tap and storage cupboards below, shower enclosure with mains fed rain water shower above, chrome heated towel rail, tiled splashbacks.

### First Floor Landing

Carpeted flooring, access to the loft, skylight, dado rail, doors leading off to:

### Bedroom One

9'7" x 14'2" approx (2.94 x 4.33 approx)

UPVC double glazed window to the front elevation,

carpeted flooring, wall mounted radiator, built-in storage cupboard.

### Bedroom Two

10'0" x 9'2" approx (3.07 x 2.80 approx)

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

### Bedroom Three

7'10" x 7'0" approx (2.41 x 2.14 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

### Outside

#### Front of Property

To the front of the property there is a front garden with gated pathway leading to the entrance door, fencing and hedging to the boundaries, on road parking.

Potential for driveway development subject to the buyers needs and requirements.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with decked area, steps leading to lawned area, fencing and hedging to the boundaries.

#### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 6mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

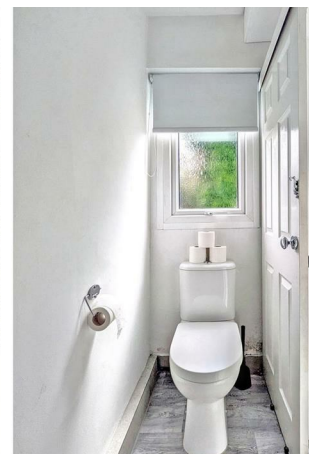
Flood Risk: No flooding in the past 5 years

Flood Defences: No

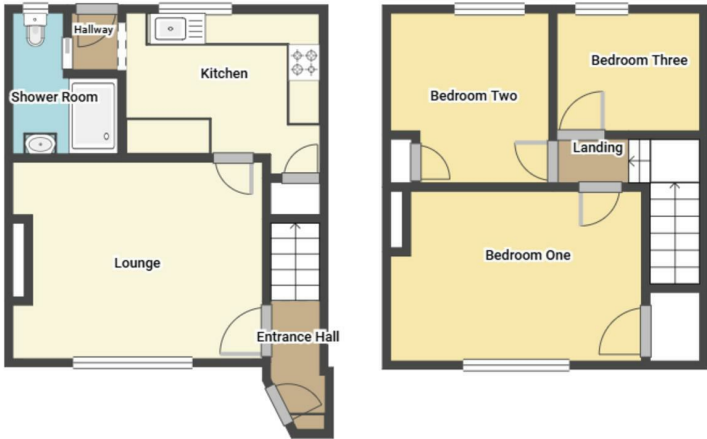
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	68	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.