

HoldenCopley

PREPARE TO BE MOVED

Kilnwood Close, Bakersfield, Nottinghamshire NG3 7AZ

Guide Price £225,000 - £270,000

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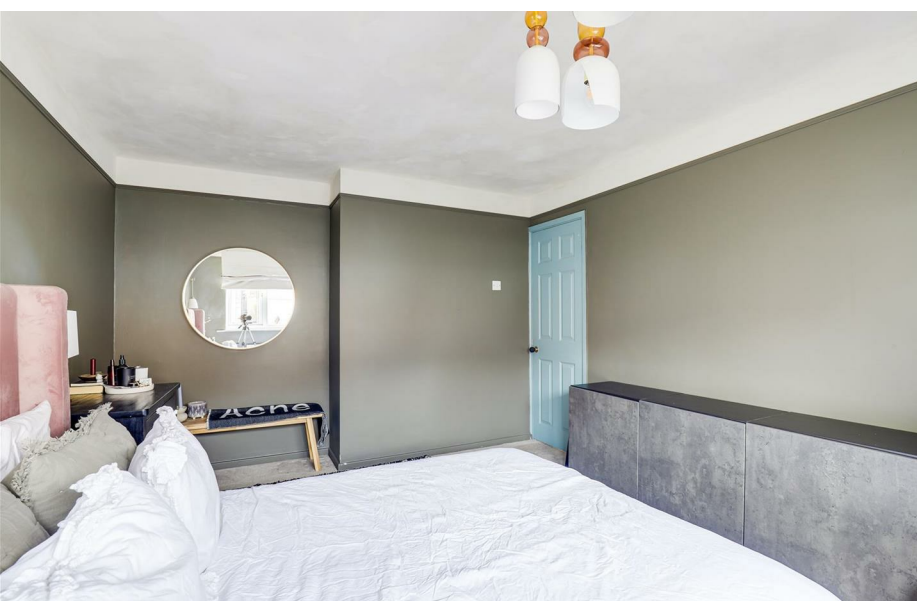
GUIDE PRICE £225,000 - £250,000

NO UPWARD CHAIN...

Welcome to this beautifully presented three-bedroom detached house, situated on a quiet cul-de-sac. With recent upgrades including a new kitchen, bathroom, and boiler this home is perfect for modern living. Conveniently located within reach of various local amenities, excellent schools, regular bus links, and easy access to the City Centre. Upon entering, you are greeted by a spacious reception room featuring large patio doors that open out to the rear garden, allowing for plenty of natural light. The modern kitchen boasts contemporary fixtures and fittings, making it a stylish and functional space for cooking and dining. The upper level comprises two double bedrooms and a single bedroom, all well-presented, along with a stylish bathroom that has been recently updated. Externally, the front of the property offers a driveway providing off-road parking, access to the garage, and a garden area with decorative stones. The rear garden is fully enclosed, featuring a decked seating area, perfect for outdoor relaxation and entertaining.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen
- Stylish Bathroom
- Driveway & Garage
- Enclosed Rear Garden
- Well-Presented Throughout
- No Upward Chain
- Popular Location





GROUND FLOOR

Entrance Hall

4'10" x 4'9" (1.48m x 1.45m)

The entrance hall has laminate wood-effect flooring, a radiator and a single UPVC door providing access into the accommodation.

Living Room

11'10" x 16'9" (3.63m x 5.13m)

The living room has laminate wood-effect flooring, a radiator, feature panelled walls, ceiling coving, decorative mantelpiece and sliding patio doors opening out to the rear garden.

Kitchen

12'2" x 8'7" (3.72m x 2.63m)

The kitchen has a range of fitted base units with worktops, an under-mount sink and swan neck mixer tap, an integrated oven & gas hob, an extra extractor fan, a breakfast bar, partially tiled walls, recessed spotlights, a radiator, laminate wood-effect flooring access to the garage and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

8'0" x 5'10" (2.44m x 1.78m)

The landing has carpeted flooring, an in-built storage cupboard, a UPVC double-glazed obscure window to the side elevation and access to the loft via a dropdown ladder.

Master Bedroom

10'9" x 13'6" (3.29m x 4.14m)

The main bedroom has carpeted flooring a radiator, a picture rail and a UPVC double-glazed window to the rear elevation.

Bedroom Two

9'1" x 12'5" (2.79m x 3.80m)

The second bedroom has carpeted flooring, a radiator and a UVC double-glazed window to the front elevation.

Bedroom Three

9'9" x 7'6" (2.99m x 2.30m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

7'6" x 5'10" (2.31m x 1.78m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, decorative stones and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a decked area, a raised area and fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed -Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years - The government has stated this is a medium risk flood area

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

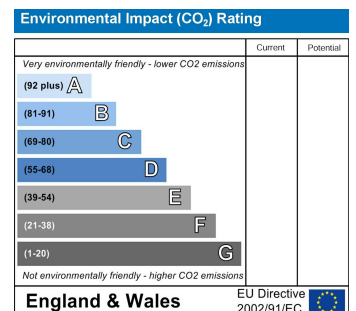
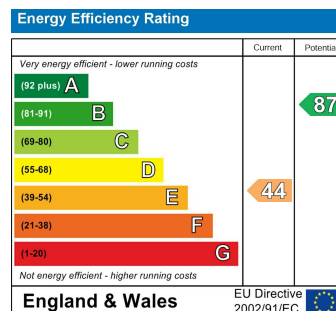
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

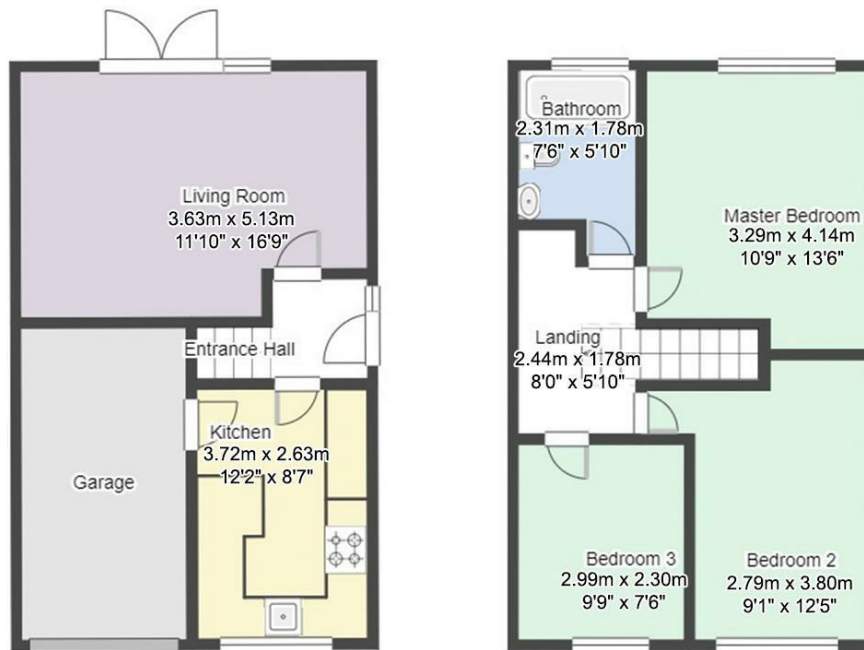
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies.

Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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