

HoldenCopley

PREPARE TO BE MOVED

Milford Drive, Bakersfield, Nottinghamshire NG3 7HB

Guide Price £245,000

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GUIDE PRICE: £245,000 - £265,000

LOCATION LOCATION LOCATION...

This three-bedroom semi-detached house is situated in a highly desirable location, offering easy access to a wealth of local amenities including Colwick Country Park, nearby shops, excellent transport links, and great school catchments. Upon entering the ground floor, you are greeted by an entrance porch leading into a spacious living room. The modern fitted kitchen, designed with both style and functionality in mind, provides ample space for cooking and dining, while the adjoining conservatory creates a perfect spot to relax and enjoy views of the garden. The first floor hosts three bedrooms, along with a three-piece bathroom suite. Additionally, the property features access to a boarded loft, offering valuable extra storage. Externally, the home is equally impressive, with a driveway at the front for convenient off-road parking and a private, enclosed rear garden featuring a patio for outdoor dining, a well-kept lawn, and a detached garage for further storage or workshop space. This well-maintained home promises a comfortable lifestyle in a prime location.

NO UPWARD CHAIN





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Conservatory
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Detached Garage & Driveway
- Popular Location
- No Upward Chain





GROUND FLOOR

Entrance Porch

4'10" x 6'2" (1.49m x 1.88m)

The entrance porch has wood-effect flooring, UPVC double-glazed obscure windows to the front and side elevations, a built-in cupboard and a single composite door providing access into the accommodation.

Living Room

14'7" x 14'3" (4.47m x 4.35m)

The living room has UPVC double-glazed windows to the front and side elevations, carpeted flooring and stairs, a radiator, a wall-mounted feature fireplace and coving.

Kitchen

14'7" x 9'11" (4.47m x 3.03m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven and fridge, a washing machine, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, tiled flooring, space for a dining table set, a radiator, a built-in cupboard, partially tiled walls, UPVC double-glazed windows to the rear elevation and a UPVC single door providing access into the conservatory.

Conservatory

12'0" x 7'8" (3.67m x 2.36m)

The conservatory has wood-effect flooring and sliding patio doors providing access out to the garden.

FIRST FLOOR

Landing

6'0" x 7'7" (1.83m x 2.33m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, access to the boarded loft and provides access to the first floor accommodation.

Master Bedroom

8'5" x 15'11" (2.59m x 4.87m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a built-in cupboard.

Bedroom Two

9'0" x 8'2" (2.75m x 2.51m)

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

Bedroom Three

10'9" x 5'11" (3.29m x 1.82m)

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

Bathroom

6'1" x 6'2" (1.87m x 1.89m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, tiled flooring and walls, a radiator and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Lean To

Garage

21'10" x 7'11" (6.67m x 2.43m)

Front

To the front of the property is a garden with a lawn and a driveway with double wooden gates providing access to the lean to.

Rear

To the rear of the property is a private garden with a fence panelled boundary, a patio, a lawn and a detached garage.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

Phone Signal – All 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Garage roof has asbestos

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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.

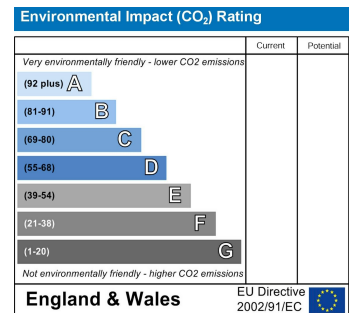
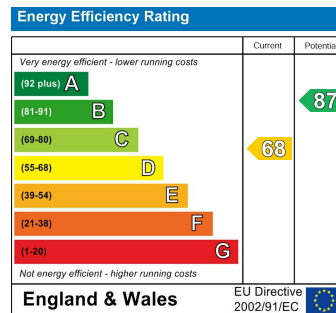
The vendor has advised the following:

Property Tenure is Freehold

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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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