

HoldenCopley

PREPARE TO BE MOVED

Bakerdale Road, Bakersfield, Nottinghamshire NG3 7GH

Guide Price £265,000

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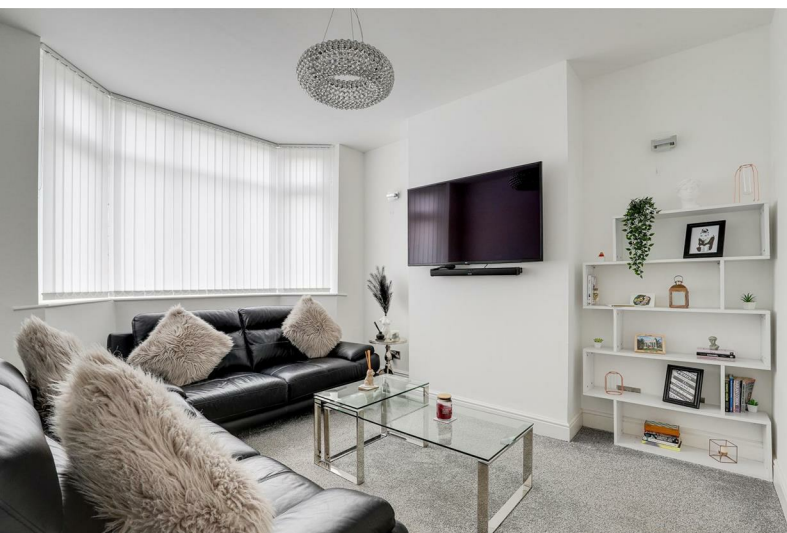


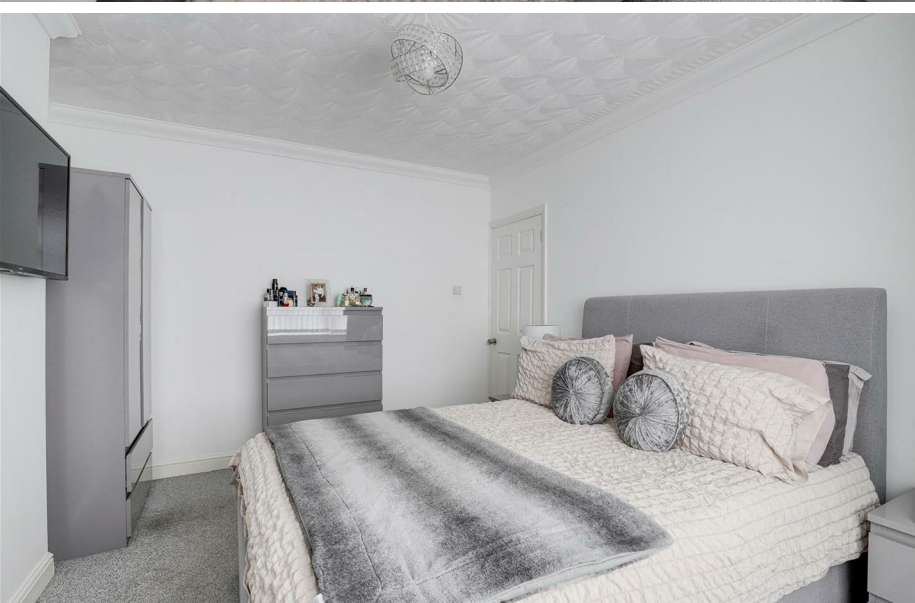
GUIDE PRICE... £265,000 - £280,000.

WELL-PRESENTED THROUGHOUT...

This well-presented three-bedroom semi-detached house is located near a variety of local amenities including shops, eateries, schools, and excellent transport links. Upon entering, the welcoming entrance hall leads to a reception room featuring a large bay window that allows an abundance of natural light to fill the space. The true centerpiece of the home is the contemporary kitchen diner, perfect for both everyday cooking and entertaining. Bifold doors seamlessly connect this space to the rear garden, creating an indoor-outdoor flow. Upstairs, you'll find two double bedrooms, a single bedroom, and a stylish four-piece bathroom suite. Outside, the front of the property offers a large driveway with ample off-road parking for multiple vehicles. The rear garden features a patio seating area, a well-maintained lawn, and an additional decked area—ideal for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Stylish Bathroom
- Large Driveway
- Enclosed Rear Garden
- Well-Presented Throughout
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Hall

12'5" x 5'10" (3.80m x 1.80m)

The hall has tiled flooring, carpeted stairs, a radiator, an in-built storage cupboard and a single UPVC door providing access into the accommodation.

Living Room

13'4" x 10'10" (4.07m x 3.31m)

The living room has carpeted flooring and a UPVC double-glazed bay window to the front elevation.

Kitchen Diner

18'9" x 15'10" (5.74m x 4.84m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, hob, extractor fan & dishwasher, plinth LED lighting, partially tiled walls, recessed spotlights, two vertical radiators tiled flooring, two UPVC double-glazed windows to the side elevation and bi-fold doors opening out to the rear elevation.

FIRST FLOOR

Landing

5'11" x 8'0" (1.81m x 2.45m)

The landing has carpeted flooring, recessed spotlights, ceiling coving, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the boarded loft via dropdown ladder.

Master Bedroom

13'10" x 10'11" (4.22m x 3.35m)

The main bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed bay window to the front elevation.

Bedroom Two

11'1" x 12'0" (3.38m x 3.67m)

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

Bedroom Three

7'3" x 5'11" (2.22m x 1.81m)

The third bedroom has wood-effect flooring, a radiator, ceiling coving, recessed spotlights and a UPVC double-glazed window to the front elevation.

Bathroom

8'1" x 5'9" (2.48m x 1.77m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, tiled walls, recessed spotlight, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, gated access to the rear garden, courtesy lighting, hedge borders and fence panelling boundaries.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a decked area, courtesy lighting and fence panelling boundaries.

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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

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

Sewage – Mains Supply

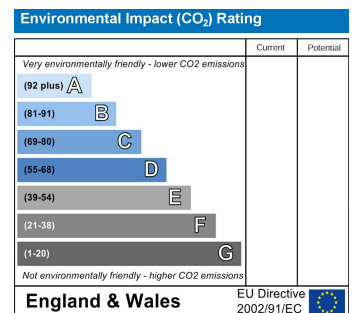
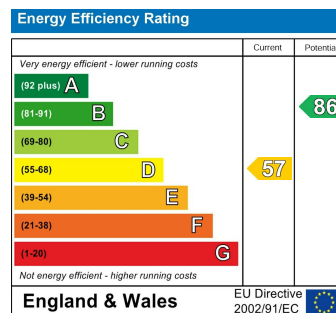
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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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