

HoldenCopley

PREPARE TO BE MOVED

Linton Rise, Bakersfield, Nottinghamshire NG3 7BY

Offers Over £210,000 - £220,000

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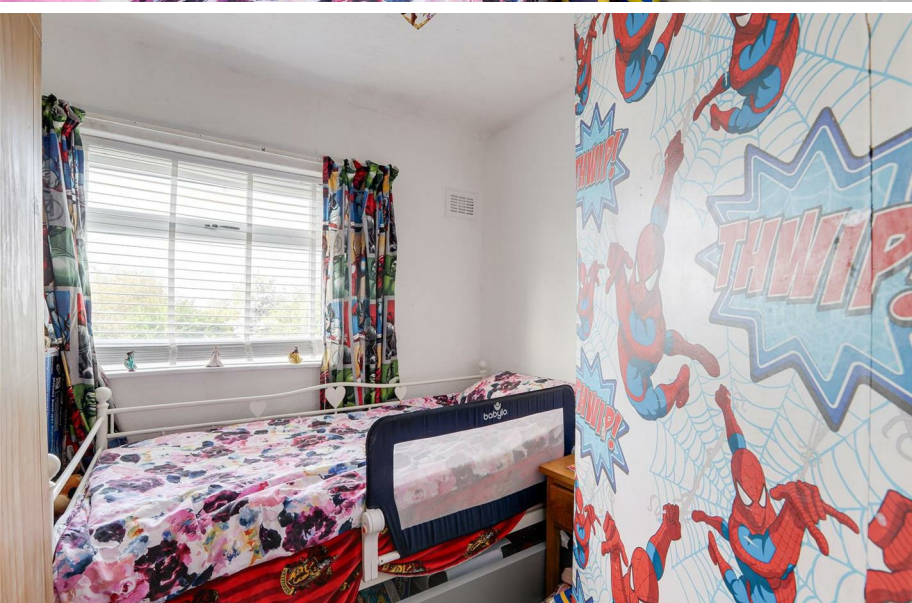
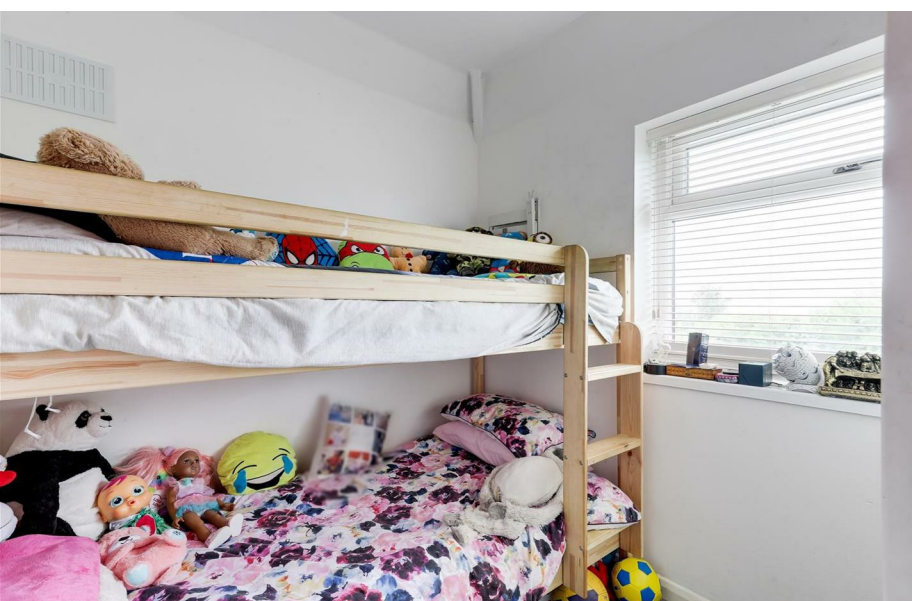


CLOSE TO LOCAL AMENITIES...

This three-bedroom semi-detached house is ideally located in a central area, within close proximity to a variety of shops, eateries, and excellent transport links into Nottingham City Centre. On the ground floor, a hallway leads to a spacious reception room, perfect for relaxing or entertaining guests. Adjacent is a fitted kitchen designed to meet all your culinary needs, with direct access to the bright conservatory. The upper level features two double bedrooms and a well-sized single bedroom, with the third bedroom providing access to the loft space. Completing this level is a modern three-piece bathroom suite. Outside, the front of the property offers a driveway with ample off-road parking for multiple cars. To the rear, you'll find a private garden, featuring both patio and decked seating areas, an artificial lawn, a variety of plants and shrubs, as well as practical additions like a greenhouse and a shed, providing a perfect for space to enjoy the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Loft Space
- Driveway
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Hallway

4'3" x 2'9" (1.30 x 0.84)

The hallway has carpeted flooring, a radiator and a single composite door providing access into the accommodation.

Living Room

13'9" x 11'1" (4.20 x 3.38)

The living room has laminate wood-effect flooring, a radiator, a feature fireplace and a UPVC double-glazed window to the front elevation.

Kitchen

16'9" x 8'3" (5.13 x 2.53)

The kitchen has a range of fitted base and wall units with worktops, a double Belfast sink with draining grooves and a swan neck mixer tap, an integrated dishwasher & extractor fan, a freestanding cooker, fridge & washing machine, a breakfast bar, a radiator, recessed spotlights, tiled flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the conservatory.

Conservatory

11'1" x 10'5" (3.40 x 3.20)

The conservatory has laminate wood-effect flooring, a radiator, a polycarbonate roof, windows surround and double doors opening out to the rear garden.

FIRST FLOOR

Landing

5'10" x 4'7" (1.80 x 1.41)

The landing has carpeted flooring, a radiator, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

9'7" x 8'11" (2.93 x 2.72)

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

Bedroom Two

7'9" x 6'9" (2.38 x 2.06)

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

Bedroom Three

10'0" x 8'9" (3.06 x 2.67)

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

Bathroom

6'7" x 6'4" (2.02 x 1.94)

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

SECOND FLOOR

Loft

10'9" x 9'9" (3.28 x 2.98)

The loft has carpeted flooring and a Velux window.

OUTSIDE

Front

To the front of the property is a driveway & gravel area providing off-road parking for multiple cars, gated access to the rear garden, hedger borders and fence panelling boundaries.

Rear

To the rear is an enclosed private garden with a concrete patio area, a decked area, an artificial lawn, a greenhouse, a shed, a variety of plants and shrub and fence panelling boundaries.

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 100Mbps

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

DISCLAIMER

Council Tax Band Rating -Nottingham City Council - Band A

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.

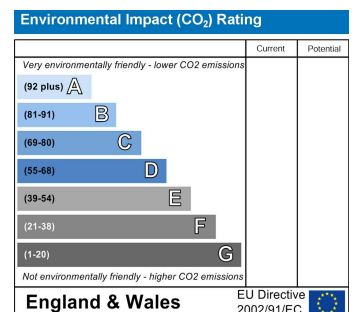
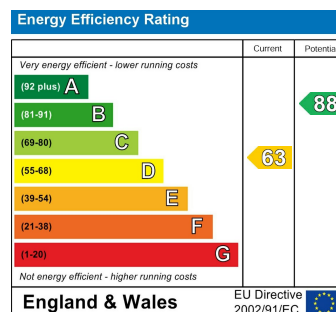
The vendor has advised the following:

Property Tenure is Freehold

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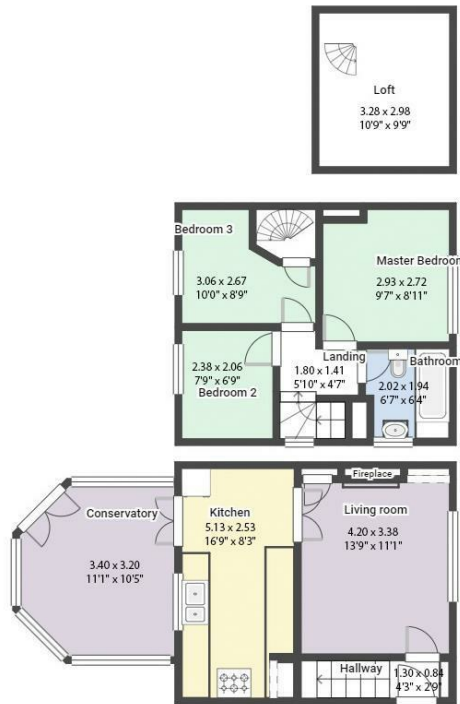
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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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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