

HoldenCopley

PREPARE TO BE MOVED

Milford Drive, Bakersfield, Nottinghamshire NG3 7HE

Guide Price £290,000 - £300,000

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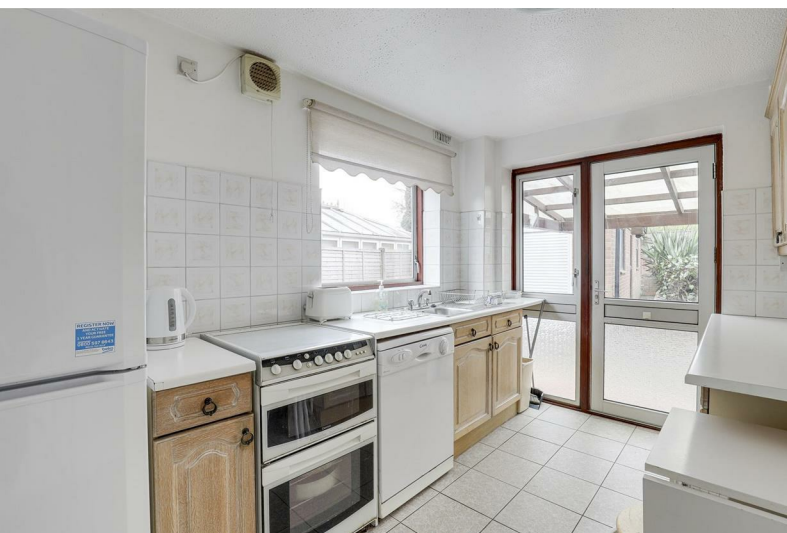


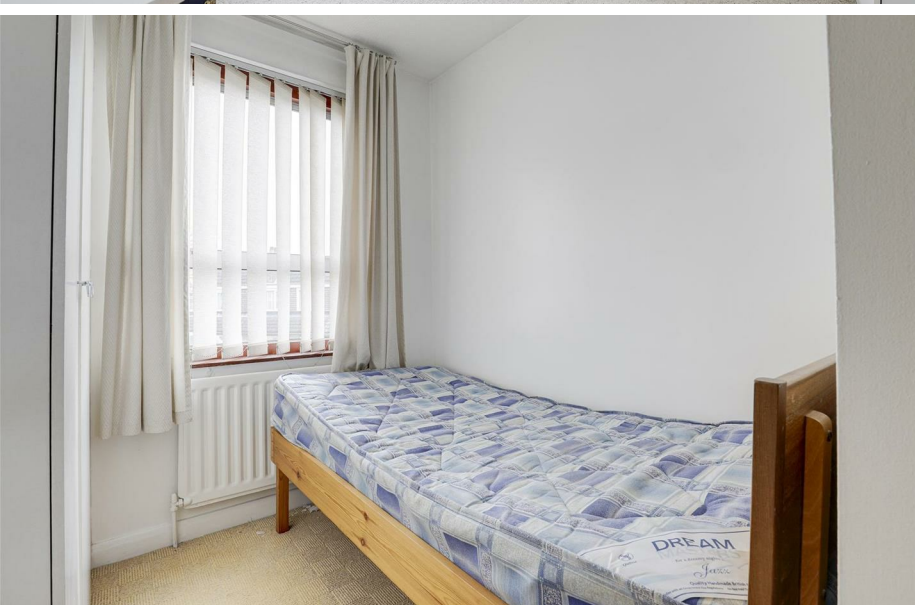
GUIDE PRICE: £290,000 - £300,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this well-presented detached house boasts spacious accommodation and ample potential throughout, making it an ideal opportunity for those looking for a home to move straight into. Nestled in a sought-after location, the home benefits from close proximity to local amenities, excellent school catchments, and convenient transport links providing easy access to the City Centre. The ground floor comprises a porch leading into a welcoming hallway, a bright and airy living room with open access to the dining room—perfect for modern family living—and a fitted kitchen with direct access to a sheltered patio area or lean-to, offering additional outdoor versatility. Upstairs, three well-proportioned bedrooms all feature built-in furniture, providing ample storage, and are serviced by a bathroom with a separate WC. Externally, the property benefits from a driveway leading to a garage which can fit three cars in, while the rear garden offers a private and peaceful outdoor space.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom With Separate WC
- Ample Storage Space
- Rear Lean-To With Sheltered Patio Area
- Driveway & Detached Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has tiled flooring, UPVC double-glazed windows, and a single UPVC door providing access into the accommodation.

Entrance Hall

The entrance hall has tiled flooring, carpeted stairs, an in-built under stair cupboard, a radiator, a fitted base cupboard, a UPVC double-glazed obscure window to the front elevation, and a single UPVC door via the porch.

Living Room

13'1" x 11'10" (4.01m x 3.61m)
The living room has a single-glazed window to the front elevation, tile-effect flooring, a radiator, a TV point, a louis-style feature fireplace with a coal effect fire, and open access into the dining room.

Dining Room

10'10" x 10'2" (3.32m x 3.11m)
The dining room has tile-effect flooring, a radiator, and a sliding patio door opening out to the lean-to.

Kitchen

10'9" x 7'6" (3.30m x 2.31m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and drainer, space for a cooker and a fridge freezer, space and plumbing for a dishwasher, tile-effect flooring, partially tiled walls, a radiator, an in-built pantry cupboard, single-glazed windows to the side and rear elevation, and a single door providing access to the garden.

FIRST FLOOR

Landing

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

Bedroom One

12'9" x 10'10" (3.91m x 3.31m)
The first bedroom has a single-glazed window to the front elevation, carpeted flooring, a radiator, a grab handle, an in-built cupboard, and a range of fitted furniture including wardrobes and storage cupboards.

Bedroom Two

11'5" x 10'3" (3.50m x 3.14m)
The second bedroom has a single-glazed window to the rear elevation, carpeted flooring, a radiator, and a range of fitted furniture including wardrobes and storage cupboards.

Bedroom Three

9'5" x 6'11" (2.88m x 2.12m)
The third bedroom has a single-glazed window to the front elevation, carpeted flooring, a radiator, an in-built cupboard, and a fitted wardrobe.

Bathroom

6'1" x 4'8" (1.87m x 1.44m)
The bathroom has a pedestal wash basin, grab handles, a panelled bath with an overhead shower fixture and a handheld shower head, a radiator, vinyl flooring, fully tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

WC

This space has a low level flush WC, a vinyl flooring, fully tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway with double gated access to further off-road parking and a detached garage to the rear.

Garage

26'3" x 12'3" (8.02m x 3.75m)

Rear

To the rear of the property is a private enclosed garden with a lean-to providing a sheltered patio area, courtesy lighting, an in-built storage area, a range of trees, plants and shrubs, a greenhouse, and access into the garage.

ADDITIONAL INFORMATION

- Broadband Networks - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

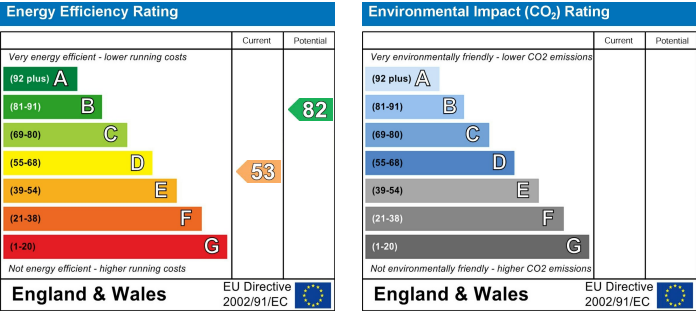
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

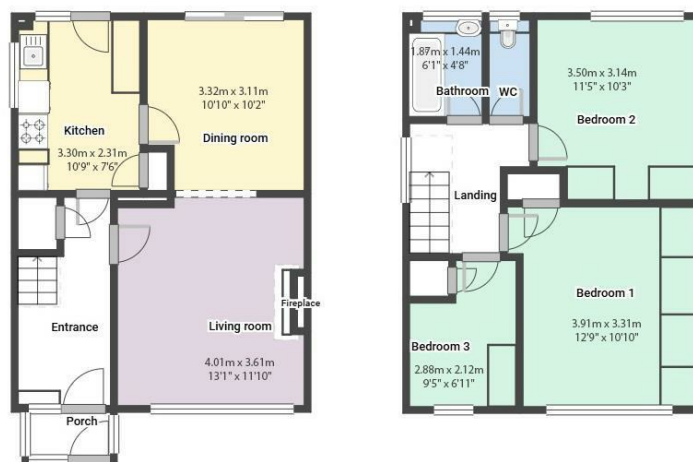
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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