

HoldenCopley

PREPARE TO BE MOVED

Chester Road, Bakersfield, Nottinghamshire NG3 7FN

Guide Price £215,000 - £250,000

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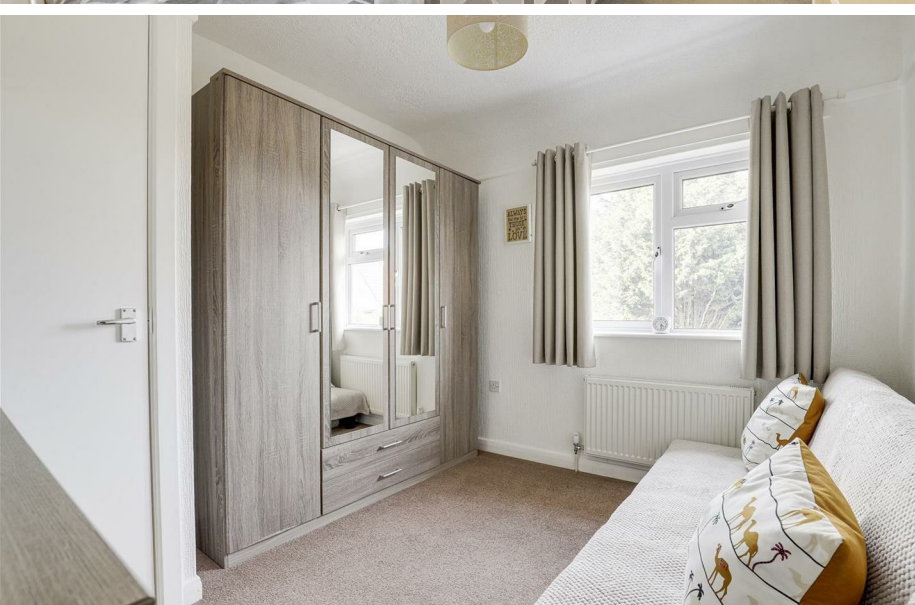
GUIDE PRICE £215,000 - £230,000

IDEAL FOR FIRST-TIME BUYERS...

This well-presented three-bedroom semi-detached house offers a fantastic opportunity for a range of buyers, combining comfortable living with a convenient location. Situated in a popular residential area, the property is close to a variety of local amenities, including shops, schools, and excellent commuting links. Upon entering, you're welcomed by an entrance hall, leading through to a spacious living room, ideal for relaxation and everyday living. To the rear of the property is a fitted kitchen diner, designed for your culinary needs and perfect for enjoying family meals. Upstairs, the property boasts two generously sized double bedrooms, a further single bedroom, and a three-piece bathroom suite. Externally, the property benefits from a driveway to the front, providing off-road parking for multiple vehicles, while the landscaped rear garden is beautifully designed for low-maintenance, featuring a decked seating area, paved patio, and gravelled section, ideal for enjoying the outdoors.

NO UPWARD CHAIN...





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Three-Piece Bathroom Suite
- Driveway
- Landscaped Low-Maintenance Rear Garden
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a storage cupboard and a single UPVC door providing access into the accommodation.

Living Room

14'4" x 12'11" into bay (4.37m x 3.96m into bay)
The living room has carpeted flooring, a feature fireplace, ceiling coving, a dado rail, and a UPVC double-glazed bay window to the front elevation.

Kitchen Diner

17'5" x 8'5" (5.32m x 2.57m)
The kitchen diner has range of fitted base and wall units with worktops, a sink and a half with a drainer and a swan neck mixer tap, a freestanding cooker, space and plumbing for a washing machine, partially tiled walls, a dado rail, carpeted and tiled flooring, an in-built storage cupboard, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

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

Master Bedroom

10'3" x 9'9" (3.13m x 2.99m)
The main bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

Bedroom Two

10'0" x 9'2" (3.05m x 2.81m)
The second bedroom has carpeted flooring, a radiator, a picture rail, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Bedroom Three

8'0" x 6'10" (2.44m x 2.09m)
The third bedroom has carpeted flooring, a radiator, a dado rail and a UPVC double-glazed window to the rear elevation.

Bathroom

6'9" x 6'2" (2.08m x 1.90m)
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a radiator, tiled walls, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a gravel 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 is a landscaped low-maintenance rear garden with a decked seating area, a paved patio area, a gravel patio, a shed, hedge and fence panelling boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No

- Broadband – Openreach, Virgin Media, CityFibre
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 1000Mbps
- 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

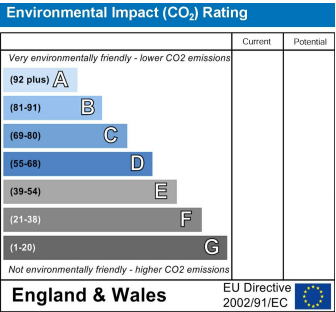
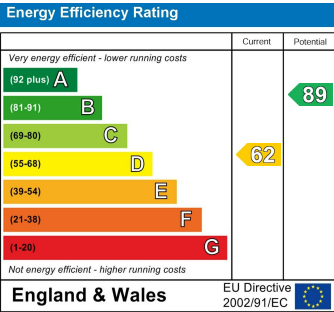
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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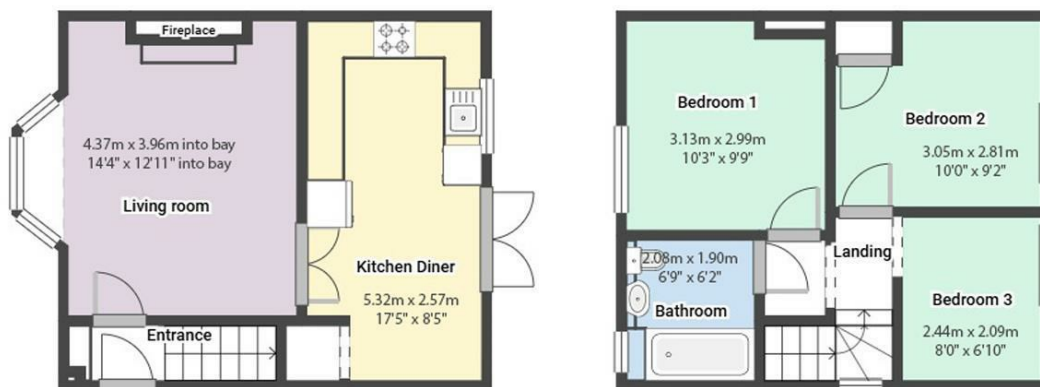
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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