

# HoldenCopley

PREPARE TO BE MOVED

Swains Avenue, Bakersfield, Nottinghamshire NG3 7AS

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Guide Price £200,000

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GUIDE PRICE £200,000 - £225,000

### PERFECT STARTER HOME...

This well maintained two-bedroom semi-detached house, located in the well-connected area of Bakersfield, is just a short drive from Nottingham City Centre, offering both a peaceful retreat and excellent transport links. The property enjoys close proximity to a variety of local amenities, including shops, restaurants, and schools, making it an ideal choice for those looking for convenience. Inside, the ground floor features a spacious yet cosy living room with a charming feature fireplace. The modern fitted kitchen offers plenty of storage space, making it practical for everyday living. A large full-width conservatory extends the living area, bringing in an abundance of natural light and providing extra living space. Upstairs, the property offers two comfortable double bedrooms, both serviced by a stylish four-piece bathroom suite. To the front of the house, there is a paved parking area with space for multiple cars. The rear garden is designed for easy maintenance, featuring a paved patio seating area and a lovely decking space, ideal for enjoying the outdoors.

### MUST BE VIEWED







- Semi-Detached House
- Two Double Bedrooms
- Living Room With Feature Fireplace
- Modern Fitted Kitchen
- Spacious Conservatory
- Four Piece Bathroom Suite
- Ample Storage Space
- Low Maintenance Garden
- Off-Street Parking
- Must Be Viewed











GROUND FLOOR

Entrance Hall

4\*3" x 2\*9" (1.32m x 0.84m)

The entrance hall has wood-effect flooring, carpeted stairs, an in-built cupboard, and a single composite door providing access into the accommodation.

Living Room

14\*9" x 11\*0" (4.50m x 3.37m)

The living room has wood-effect flooring, a feature electric fireplace with a decorative surround and a hearth, a TV-point, coving to the ceiling a ceiling rose, and a UPVC double-glazed window to the front elevation.

Kitchen

17\*11" x 8\*3" (5.48m x 2.52m)

The kitchen has a range of fitted base and wall units with marble-effect worktops and splashback, a stainless steel sink with a swan neck mixer tap and a drainer, an integrated hob with an angled exhaust fan, an integrated oven, an integrated microwave, space for an American fridge freezer, an in-built storage cupboard, tiled flooring, two UPVC double-glazed internal windows, and a single composite door providing access into the conservatory.

Conservatory

15\*3" x 10\*4" (4.66m x 3.17m)

The conservatory has wood-effect floors, a radiator, a polycarbonate roof, UPVC double-glazed windows to the rear and side elevation, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

4\*9" x 2\*9" (1.45m x 0.84m)

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

Master Bedroom

13\*9" max x 9\*7" (4.21m max x 2.93m)

The main bedroom has wood-effect flooring, fitted wardrobes, an in-built storage cupboard, a radiator, a picture rail, and a UPVC double-glaze window to the front elevation.

Bedroom Two

9\*10" x 9\*8" (3.02m x 2.95m)

The second bedroom has wood-effect flooring, an in-built storage cupboard, a radiator, a picture rail, and a UPVC double-glazed window to the rear elevation.

Bathroom

7\*10" x 6\*8" (2.40m x 2.05m)

The bathroom has a concealed low level flush W/C with a sunken wash basin and storage, a panelled corner bath, a shower enclosure with rainfall and handheld shower fixtures, a chrome heated towel rail, tiled flooring, waterproof wall panels, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a paved driveway providing off-street parking for multiple cars, and fence panelled boundaries.

Rear

To the rear of the property is a low-maintenance garden with a paved patio seating area, a decking seating area, gravelled boarders, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

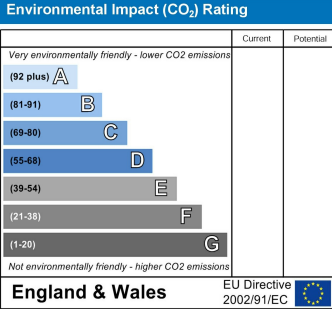
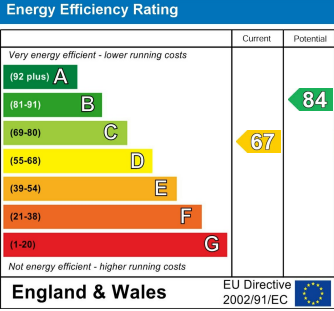
The vendor has advised the following:

Property Tenure is Freehold.

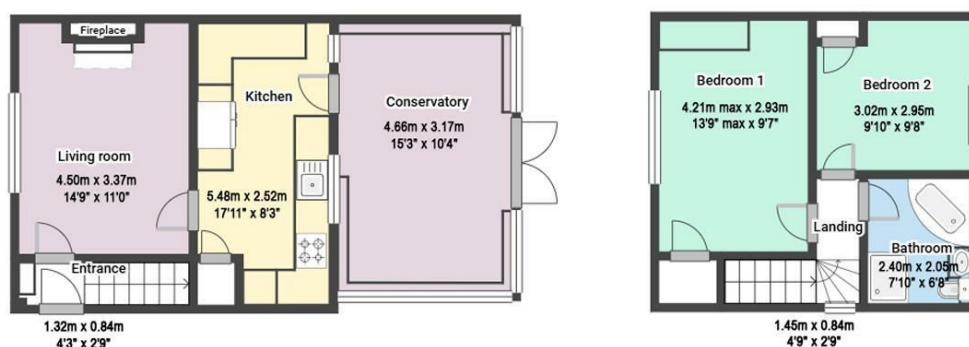
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to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

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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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