

# HoldenCopley

PREPARE TO BE MOVED

Oakdale Road, Bakersfield, Nottinghamshire NG3 7EJ

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£260,000



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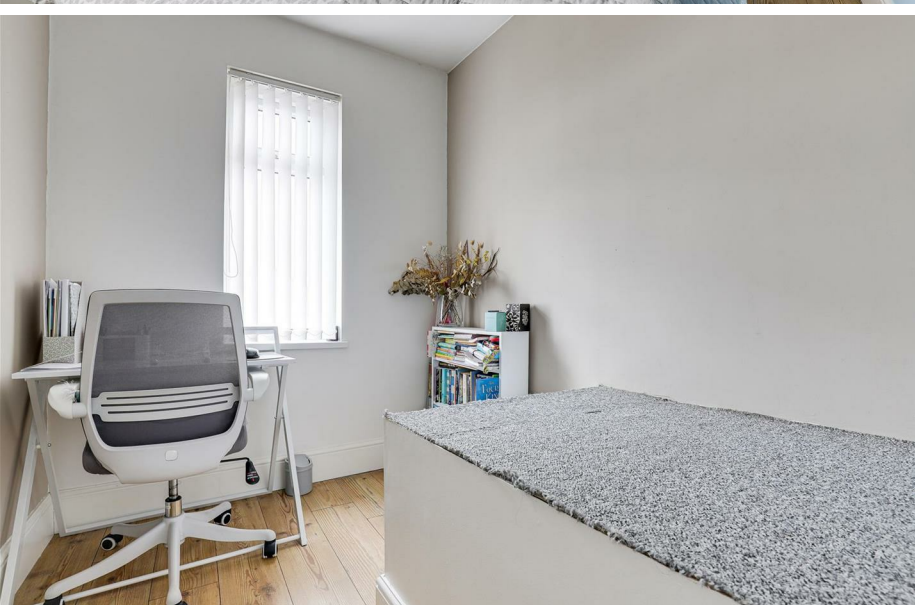
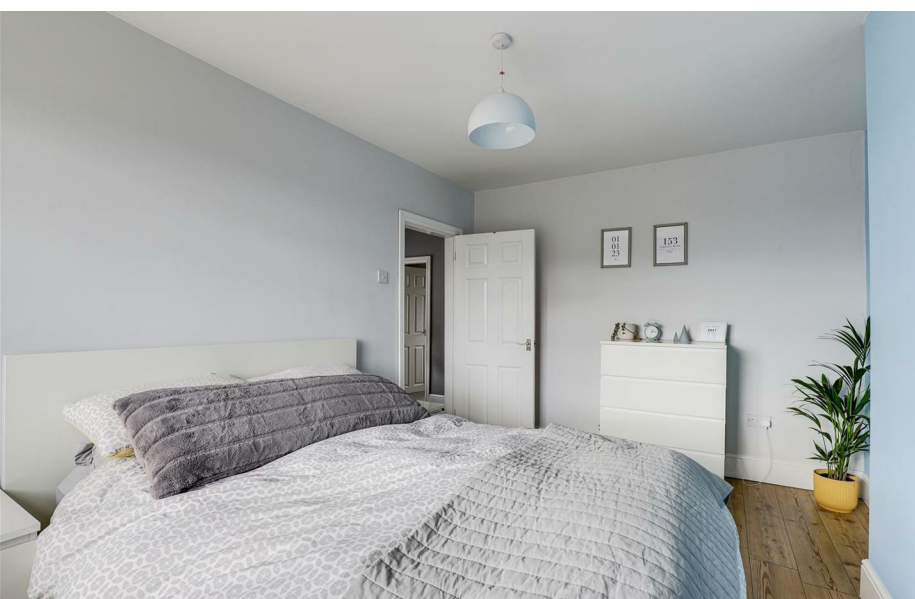
## PERFECT FOR A RANGE OF BUYERS

This three-bedroom semi-detached home would make the perfect purchase for any first-time or family buyer as it is exceptionally well-presented throughout whilst boasting spacious accommodation. Situated in the ever-popular location of Bakersfield, this property is just a stone's throw away from a wide range of local amenities, shops, excellent transport links, highly regarded schools, and easy access into Nottingham City Centre. To the ground floor, the property comprises an inviting entrance hall featuring a beautiful stained-glass window, a bay-fronted living room providing a warm and welcoming space, and a stunning open-plan kitchen and dining area. The kitchen is fitted with a range of modern units, a breakfast bar island, and benefits from double doors opening out onto the rear patio – perfect for entertaining guests. The first floor carries two double bedrooms along with a comfortable single bedroom, all serviced by a stylish and modern three-piece bathroom suite. Outside, the property boasts a driveway to the front providing off-street parking, whilst to the rear there is a private, enclosed garden offering plenty of space for outdoor activities.

## MUST BE VIEWED







- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Open Plan Kitchen / Diner
- Modern Fitted Kitchen With Breakfast Bar
- Three-Piece Bathroom Suite
- Driveway
- Private Rear Garden
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Entrance Hall

15\*7" x 5\*7" (4.77m x 1.71m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, an in-built cupboard, a stained glass circular window to the side elevation, UPVC double-glazed widows to the front elevation, and a UPVC door providing access into the accommodation.

Living Room

14\*11" x 10\*5" (4.57m x 3.18m)

The living room has carpeted flooring, a radiator, a TV point, a wall-mounted electric fireplace, and a UPVC double-glazed square bay window to the front elevation.

Dining Room

8\*9" x 18\*3" (2.68m x 5.57m)

The dining room has tiled flooring, a radiator, a TV point, double French doors opening out on to the rear garden, and open plan to the kitchen.

Kitchen

7\*2" x 18\*2" (2.20m x 5.55m)

The kitchen has fitted wall and base units with wood-effect worktops, a fitted breakfast bar island, an induction hob, a stainless steel sink and a half with a swan neck mixer tap and a drainer, an integrated double oven, space for an American-style fridge freezer, tiled flooring, and UPVC double-glazed windows to the side and rear elevation.

FIRST FLOOR

Landing

7\*9" x 6\*3" (2.37m x 1.92m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, and provides access to the first floor accommodation. Additionally, there is access to a boarded loft with lighting via a pull-down ladder.

Master Bedroom

13\*3" x 9\*9" (4.06m x 2.99m)

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

Bedroom Two

9\*0" x 10\*4" (2.76m x 3.15m)

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

Bedroom Three

6\*2" x 7\*10" (1.88m x 2.39m)

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

Bathroom

6\*10" x 7\*4" (2.10m x 2.26m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double ended bath with central taps and a wall-mounted Triton Aspirante electric shower, a shower screen, an extractor fan, an in-built cupboard, a chrome heated towel rail, recessed spotlights, floor to ceiling tiling, tiled flooring, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway for off-street parking, courtesy lighting, and gated access to the rear.

Rear

The the rear of the property is a private garden with a patio seating area, a lawn, a decked area, a shed, various shrubs, external lighting, and a mixture of fence panelled and bush boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – good 4G some 5G  
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  
Non-Standard Construction –No  
Any Legal Restrictions – No  
Other Material Issues – No

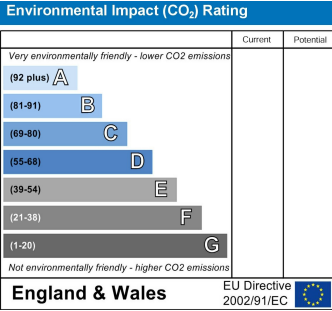
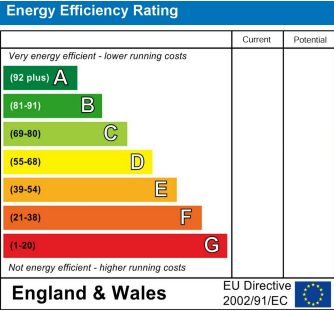
DISCLAIMER

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  
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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.

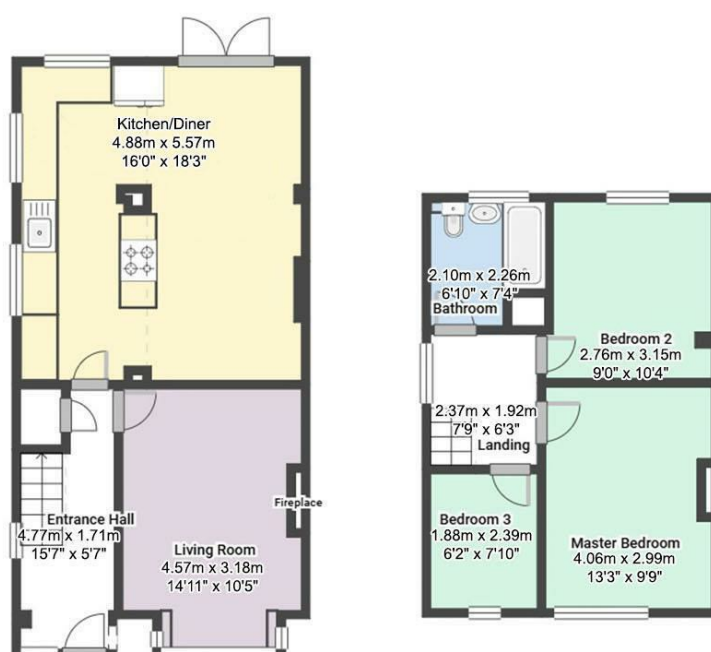
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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