

HoldenCopley

PREPARE TO BE MOVED

Ipswich Circus, Bakersfield, Nottinghamshire NG3 7DX

£150,000

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Due to high demand on this property, we are no longer accepting viewings.

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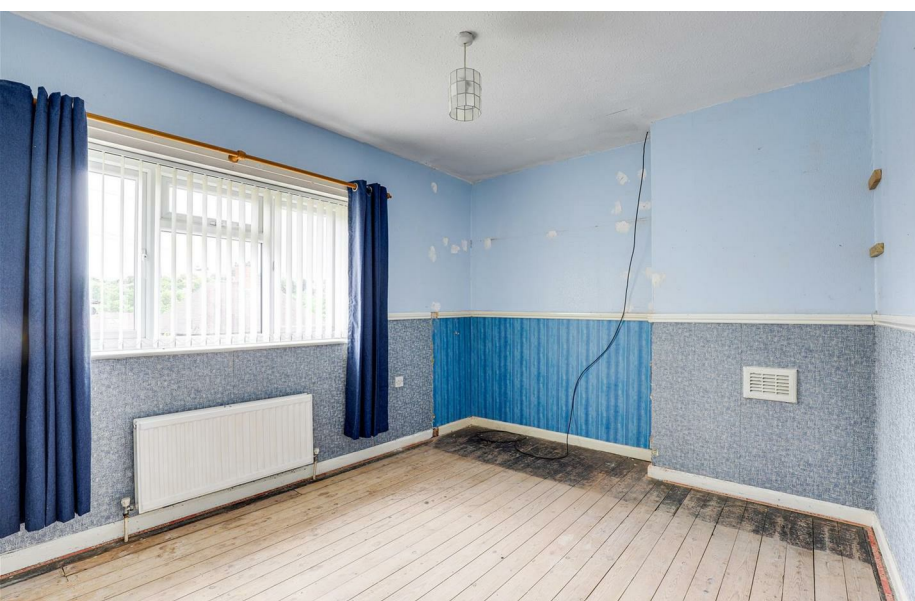


NO UPWARD CHAIN...

This three-bedroom semi-detached home is bursting with potential and would make the perfect purchase for a range of buyers, whether you're a first-time buyer, a growing family, or an investor looking for your next project. Offered to the market with no upward chain, this property is situated in a popular residential location within close proximity to a range of local amenities, shops, excellent schools, and boasts fantastic transport links into Nottingham City Centre. To the ground floor, you are welcomed by a spacious living room featuring a recessed chimney breast, leading through to a fitted kitchen with the added benefit of a walk-in pantry. Upstairs, the first floor hosts two double bedrooms, a comfortable single bedroom, and a three-piece bathroom suite. Outside, the property benefits from a driveway providing off-street parking to the front, along with gated side access leading to a private, enclosed rear garden, complete with a raised decked seating area, a patio, and a variety of established plants and shrubs, perfect for enjoying those summer evenings.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Driveway
- Plenty Of Potential
- No Upward Chain
- Great Transport Links





GROUND FLOOR

Entrance Hall

4'2" x 2'8" (1.28m x 0.83m)

The entrance hall has carpeted flooring, a dado rail, an in-built cupboard, and a UPVC door providing access into the accommodation.

Living Room

11'1" x 14'7" (3.39m x 4.46m)

The living room has exposed wood flooring, a dado rail, a radiator, a recessed chimney breast with shelving in the alcoves, a TV point, and a UPVC double-glazed window to the front elevation.

Kitchen

14'6" x 8'3" (4.42m x 2.53m)

The kitchen has fitted wall and base units with wood-effect worktops, a stainless steel sink and drainer, space and plumbing for a washing machine, an extractor fan, a in-built pantry, a radiator, partially tiled walls, tiled flooring, a UPVC double-glazed window to the rear elevation, a further UPVC double-glazed obscure window to the rear elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

4'10" x 5'9" (1.47m x 1.75m)

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

Master Bedroom

9'8" x 10'11" (2.95m x 3.35m)

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

Bedroom Two

9'7" x 10'0" (2.94m x 3.05m)

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

Bedroom Three

6'10" x 7'11" (2.10m x 2.43m)

The third bedroom has exposed wood flooring, a dado rail, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

6'6" x 6'6" (1.99m x 1.99m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, a bi-folding shower screen, an in-built cupboard, a radiator, wood-effect flooring, partially tiled walls, wood-panelling to the ceiling, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property a driveway for off-street parking, a paved area with a planter, various plants and shrubs, gated access to the rear garden, and a mixture of brick wall and hedge boundaries.

Rear

To the rear of the property is an enclosed garden with a raised decked area, external lighting, various plants and shrubs, a shed, and a mixture of hedge and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps

(upload)

Phone Signal – Good 4G/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 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.

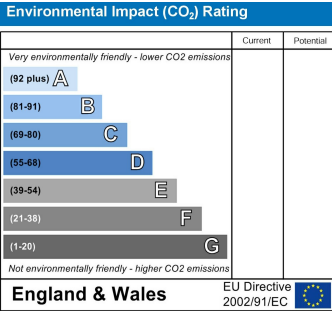
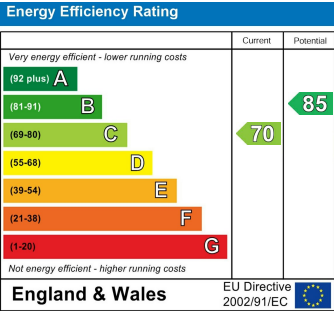
The vendor has advised the following:

Property Tenure is Freehold

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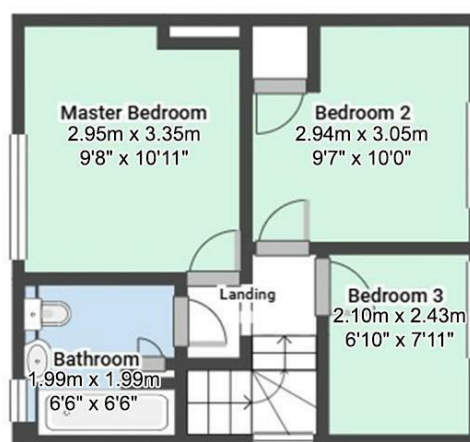
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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