

HoldenCopley

PREPARE TO BE MOVED

Cardale Road, Bakersfield, Nottinghamshire NG3 7BS

Guide Price £200,000 - £220,000

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GREAT FIRST TIME BUY WITH NO UPWARD CHAIN...

This well-presented three-bedroom end-terraced house is the perfect purchase for a wide range of buyers, whether you're a first-time buyer, a growing family, or looking for a solid investment opportunity. The property is offered to the market with no upward chain, making for a smooth and stress-free move. To the ground floor, the property comprises an entrance hall, a spacious living room with a charming bow window, and a modern kitchen diner with ample space and style, complete with double French doors that open out onto the rear garden, ideal for entertaining or enjoying the outdoors. The first floor hosts two double bedrooms and a comfortable single bedroom, perfect for a nursery or home office, all serviced by a three-piece bathroom suite. To the front, the property offers a driveway providing off-street parking for multiple vehicles, along with gated access to a beautifully landscaped rear garden. This private space features a patio area, low-maintenance artificial lawn, and secure fence-panelled boundaries, ideal for families and those who enjoy outdoor living. Located in a popular residential area, the property is close to local shops, amenities, and well-regarded schools, while benefiting from excellent transport links into Nottingham city centre and beyond.

MUST BE VIEWED





- End-Terraced House
- Three Bedrooms
- Spacious Living Room With Bow Window
- Modern Kitchen/Diner
- Three-Piece Bathroom Suite
- Driveway
- Enclosed Rear Garden
- Recently Re-Decorated
- No Upward Chain
- Popular Location





GROUND FLOOR

Entrance Hall

4'4" x 2'8" (1.33m x 0.83m)

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

Living Room

13'10" x 10'11" (4.22m x 3.35m)

The living room has laminate flooring, a gas feature fireplace, a radiator, and a UPVC double-glazed bow window to the front elevation.

Kitchen/Diner

16'10" x 8'5" (5.15m x 2.57m)

The kitchen/diner has a range of fitted handleless base and wall units with worktops, a stainless steel sink and drainer, an integrated oven with a gas hob and extractor fan, a splashback, a fridge freezer, an integrated dishwasher, an integrated washing machine, a washer dryer, space for a dining table, a radiator, laminate flooring, two UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

7'11" x 6'0" (2.43m x 1.83m)

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

Bedroom One

10'3" x 9'8" (3.14m x 2.95m)

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

Bedroom Two

10'0" x 8'7" (3.07m x 2.64m)

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

Bedroom Three

7'11" x 6'11" (2.42m x 2.12m)

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

Bathroom

6'3" x 6'3" (1.93m x 1.93m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower and handheld showerhead, a radiator, laminate flooring, partially tiled walls, and a UPVC double-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway for off-street parking, rockery, and planter borders with various shrubs, hedge boundaries, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, an artificial lawn, planter borders with various shrubs, external lighting, 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 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

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.

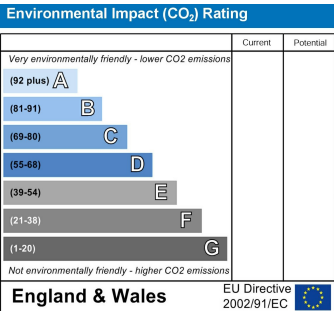
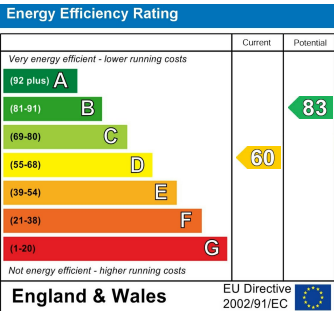
The vendor has advised the following:

Property Tenure is Freehold

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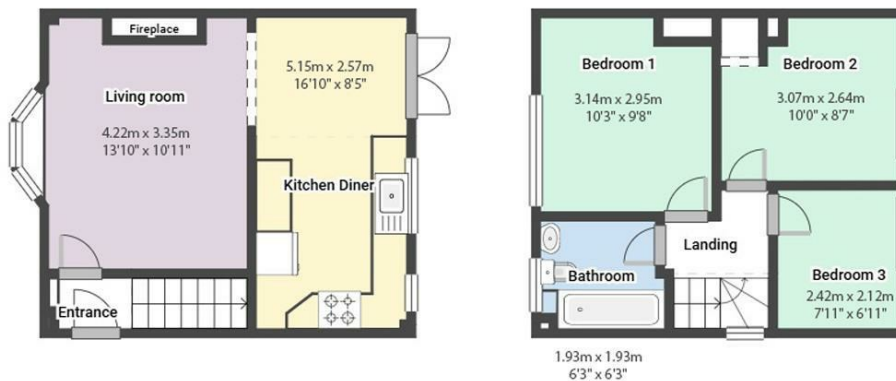
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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