

HoldenCopley

PREPARE TO BE MOVED

Jarvis Avenue, Bakersfield, Nottinghamshire NG3 7BJ

£290,000

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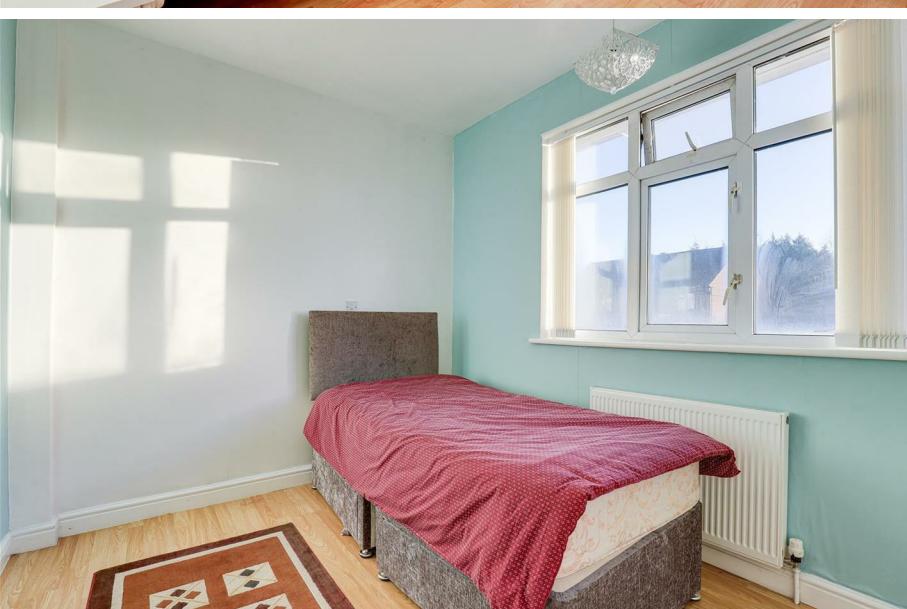
NO UPWARD CHAIN...

This three-bedroom detached house, offered with no upward chain, is situated in a popular location within close proximity to local amenities, schools, and offers easy access to Nottingham City Centre.

On the ground floor, the entrance hall leads into a spacious reception room, flooded with natural light by large windows on either side, creating a bright and welcoming atmosphere. The fitted kitchen features a charming bay window, while an additional versatile reception room provides extra living space. Completing the ground floor is a shower room with a separate W/C. Upstairs, the property offers two generously sized double bedrooms, a single bedroom, and a three-piece bathroom suite. Externally, the front of the property features a driveway offering off-road parking and access to a double garage, which includes an attic and a car pit for added convenience and storage options.. The front garden is adorned with mature trees, plants, and shrubs, while the rear boasts an enclosed garden with a patio seating area, lawn, greenhouse, and a variety of plants and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen Diner
- Ground Floor Shower Room & W/C
- Three-Piece Bathroom Suite
- Driveway & Garage
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'9" x 11'8" (1.45m x 3.57m)

The entrance hall has carpeted flooring, a radiator, a picture rail, an internal stained glass window and a single UPVC door providing access into the accommodation.

Living Room

11'11" x 26'4" (3.65m x 8.05m)

The living room has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation and a UPVC double-glazed bay window to the front elevation.

Kitchen

11'10" x 12'4" (3.63m x 3.77m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas hob & extractor fan, partially tiled walls, a radiator, access to the boiler cupboard, vinyl flooring, a UPVC double-glazed window to the side elevation and a UPVC double-glazed bay window to the front elevation.

Playroom

8'8" x 11'0" (2.66m x 3.36m)

The playroom has vinyl flooring, a radiator and sliding patio doors opening out to the rear garden.

Shower Room

5'1" x 6'4" (1.56m x 1.94m)

The shower room has a pedestal wash basin, a walk-in shower with a shower fixture, partially tiled walls, vinyl flooring, and a UPVC double-glazed window to the rear elevation.

W/C

2'8" x 6'3" (0.82m x 1.91m)

This space has a low level flush W/C, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

10'4" x 6'0" (3.15m x 1.84m)

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

Master Bedroom

10'7" x 14'3" (3.24m x 4.36m)

The main bedroom has laminate wood-effect flooring, a radiator, fitted wardrobes and two UPVC double-glazed windows to the front and rear elevations.

Bedroom Two

8'1" x 9'10" (2.48m x 3.02m)

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

Bedroom Three

6'11" x 8'0" (2.11m x 2.44m)

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

Bathroom

6'4" x 5'8" (1.94m x 1.75m)

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, access to the loft and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the double garage that has an attic & car pit, gated access to the rear garden, a range of plants and shrubs, mature trees and hedge borders.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a variety of plants and shrubs, a greenhouse and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – The government website states this a medium risk flood area.

Flood Defenses – No

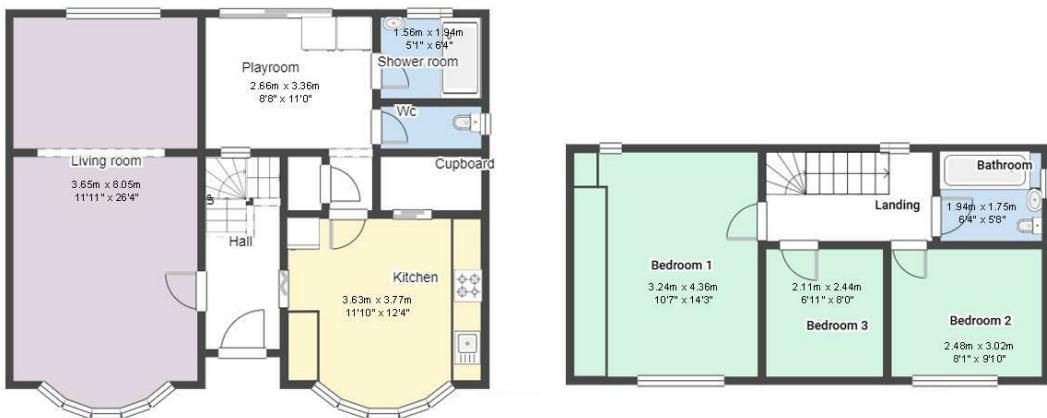
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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