



18 Kirkdale Road, Bakersfield, NG3 7GY

£230,000



Marriotts



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- Three bedrooms
- Extended breakfast kitchen
- Low maintenance rear garden
- Ground floor bathroom
- Bay fronted lounge
- NO UPWARD CHAIN

NO UPWARD CHAIN!! A three bedroom detached house with extended breakfast/dining kitchen, living room with feature fireplace and exposed floor boards, downstairs bathroom, low maintenance rear garden and off street parking. Just off Oakdale Road and close to local shops including a Tesco Express, plus easy access to the city centre!



£230,000



Entrance Hall

With double-glazed composite front entrance door, radiator, stairs to the first-floor landing and laminate floor with door through living room.

Living Room

With exposed floorboards, feature decorative cast iron fireplace with living flame gas fire and wooden surround. UPVC double glazed bay window to the front, radiator, under stair cupboard with RCD board and electric smart meter.

Breakfast/Dining Kitchen

A range of units with doors in a light Oak finish with an inset one-and-a-half bowl stainless steel sink unit and drainer and tiled splashbacks. Integrated brushed steel electric oven, four ring gas hob and filter hood, plumbing for washing machine, two radiators, laminate flooring, door to the bathroom, UPVC double glazed window to the rear and UPVC double glazed side door.

Bathroom

Consisting of a bath with mosaic tiled surround and electric shower, pedestal washbasin with matching splashback and toilet. Tiled floor, radiator and two UPVC double glazed side windows.

First Floor Landing

Loft access and UPVC double glazed side window.

Bedroom 1

UPVC double glazed bay window to the front, radiator and alcove/recess with UPVC double glazed front window.

Bedroom 2

Double airing cupboard, UPVC double glazed rear window and radiator.

Bedroom 3

UPVC double glazed rear window and radiator.

Outside

To the front there is off-street parking and side gated access. To the rear, there is a decking and a gravelled garden with outside tap, garden shed, halogen security light, paved seating area and enclosed with a fenced perimeter.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham city - Band C

PROPERTY CONSTRUCTION: solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: n/k

FLOOD RISK: low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent



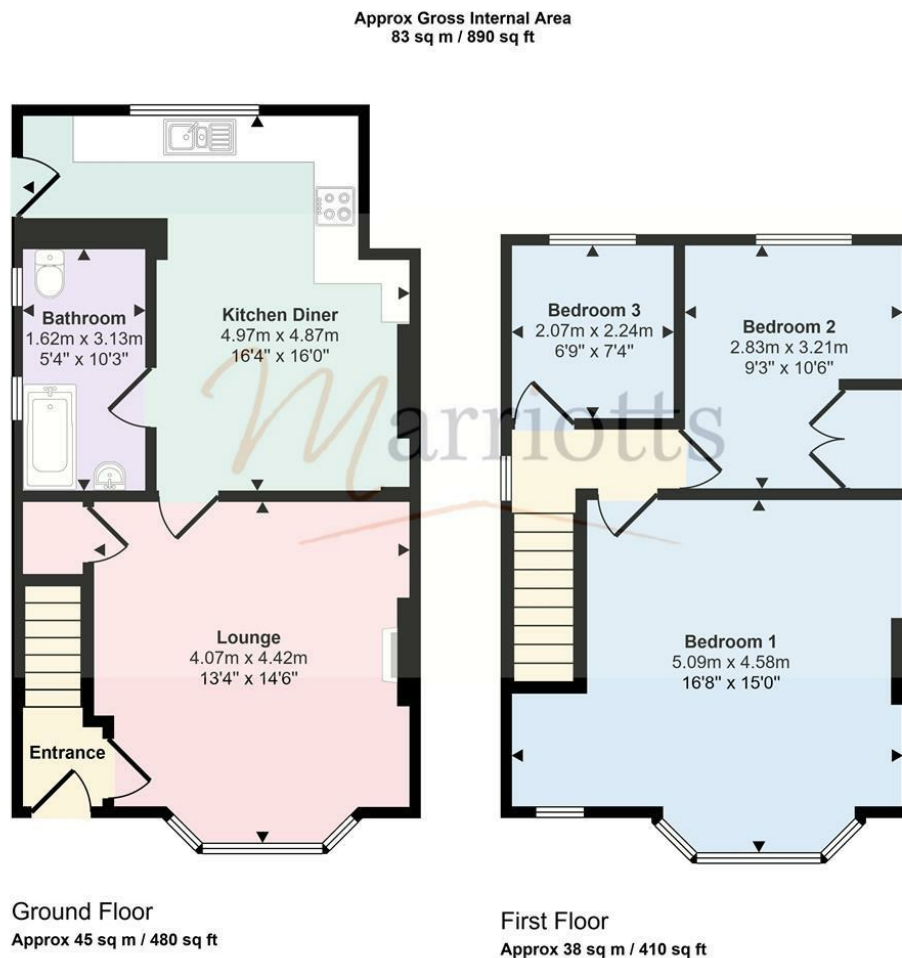




MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER:
BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access



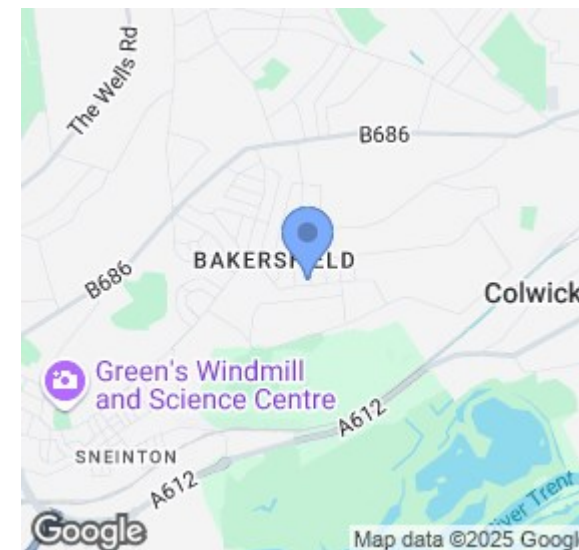




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
 0115 953 6644
 sales@marriotts.net

www.*Marriotts*.net

