

Jarvis Avenue

Bakersfield
Nottingham
NG3 7BJ

Guide Price £249,000



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- Located in the highly sought-after Bakersfield area
- South-facing aspect with sweeping city views
- Spacious dining kitchen with contemporary units and side access
- Two well-proportioned bedrooms
- Easy access to shops, cafés, and amenities on Carlton Hill
- Large driveway providing ample off-street parking
- Detached garage and a lawned rear garden with mature shrubs
- Planning permission approved for demolition and erection of a two-storey, 5-bedroom home with a rear
- EPC Band D / Council Tax Band C
- Freehold



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Key Features

Situated in the ever-popular area of Bakersfield, this individually designed property enjoys a generous plot and offers easy access to the wide range of shops, cafes, and amenities along Carlton Hill.

The home is elevated to take full advantage of its fabulous far-reaching views towards the city and beyond, making it a truly special setting for both relaxing and entertaining.

Internally, the property features a modern interior comprising: Entrance hallway, dining kitchen fitted with a range of units and appliances, with convenient side door access. Two bedrooms and bathroom with a modern fitted suite

Externally, the property features a generous driveway providing ample off-road parking and leads to a detached garage. The rear garden is predominantly laid to lawn featuring some shrubbery and bushes offering a pleasant outdoor space.

Planning permission has been approved, presenting an exciting opportunity to demolish the existing bungalow and construct a contemporary two-storey dwelling featuring a rear roof terrace.





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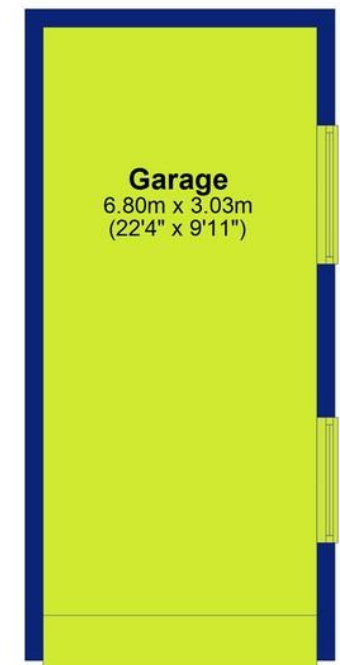
Ground Floor

Approx. 66.2 sq. metres (712.8 sq. feet)



Garage

Approx. 20.6 sq. metres (221.8 sq. feet)



Total area: approx. 86.8 sq. metres (934.6 sq. feet)



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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