



69 Hereford Road, Bakersfield, NG3 7FL

Guide Price £200,000





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69 Hereford Road Bakersfield, NG3 7FL

- Three bedrooms
- Lounge diner & modern kitchen
- Boarded loft with ladder and power
- Modern downstairs bathroom
- Wireless alarm & mains smoke alarms
- NO UPWARD CHAIN

GUIDE PRICE £200,000 - £210,000!! A lovely moderised semi-detached house with a great outlook across Nottingham Academy playing fields just over the road. The property is in great condition throughout, with many improvements including a feature Oak & glass staircase matching Oak internal doors, under-stair utility cupboard, modern kitchen and downstairs fully tiled bathroom. The kitchen also has a breakfast bar area leading out to an enclosed private garden and upstairs there are three well proportioned bedrooms. The property also has a long driveway, external power points, detached garage, modern wireless security alarm and hard-wired smoke alarms. A fantastic first time buy or family home!

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Entrance Hall

With modern composite front entrance door, feature Oak and glass balustrade staircase leading to the first floor landing, UPVC double-glazed side window, radiator, wood laminate flooring with under-stair cupboard housing the RCD board and electric meter. Mains smoke alarm and Oak internal doors leading to the bathroom, kitchen, lounge and utility cupboard.

Utility Cupboard

With plumbing for a washing machine, shelf for a tumble dryer and UPVC double-glazed side window.

Lounge

UPVC double-glazed front window and radiator.



Kitchen

A range of wall and base units with black marble effect worktops with an inset one-and-a-half bowl stainless steel sink unit and drainer and tiled splashbacks. Appliances consist of brushed steel trim Bosch electric oven and four-ring gas hob with matching splashback and extractor canopy. Space for an upright fridge freezer, radiator, extractor fan and UPVC double-glazed rear window. Off the kitchen is an entrance lobby area with a breakfast bar, wall-mounted Baxi combination gas boiler serviced in June 2026 and a UPVC double-glazed side door leading to the patio.

Bathroom

With fully tiled walls and floor, the suite consists of a bath with glass screen, electric shower and feature diamante tiled border. Pedestal wash basin, dual flush toilet, chrome ladder towel rail, ceiling downlights, underfloor heating and extractor fan and UPVC double-glazed side window.

First Floor Landing

With mains smoke alarm, UPVC double-glazed side window, built-in cupboard, Oak internal doors to all rooms and loft hatch with ladder, leading into a boarded and insulated roof space with power.

Bedroom 1

UPVC double-glazed front window and radiator.

Bedroom 2

UPVC double-glazed rear window, radiator and built-in cupboard.

Bedroom 3

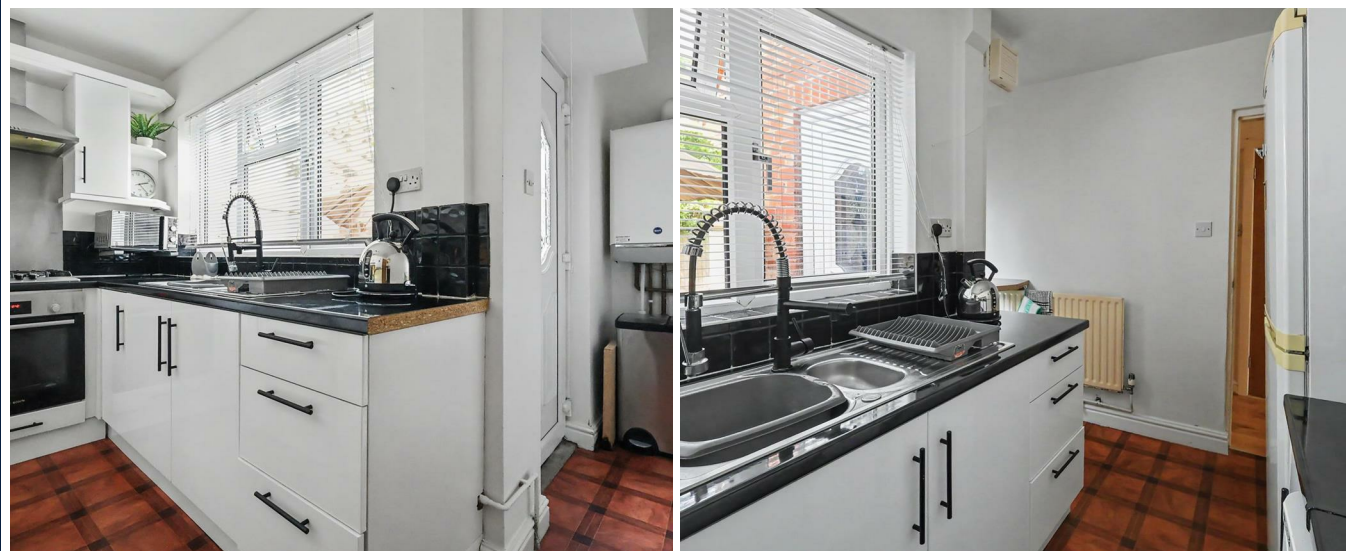
UPVC double glazed side window and radiator.

Outside

There's a lawned front garden and driveway leading to the side, providing parking for several vehicles with a side-mounted halogen security light and external power points. Doors lead into the detached garage and side gated access leads into the garden. To the rear is a paved patio and lawn with a mixture of fencing panels and hedging to the perimeter.

Material Information

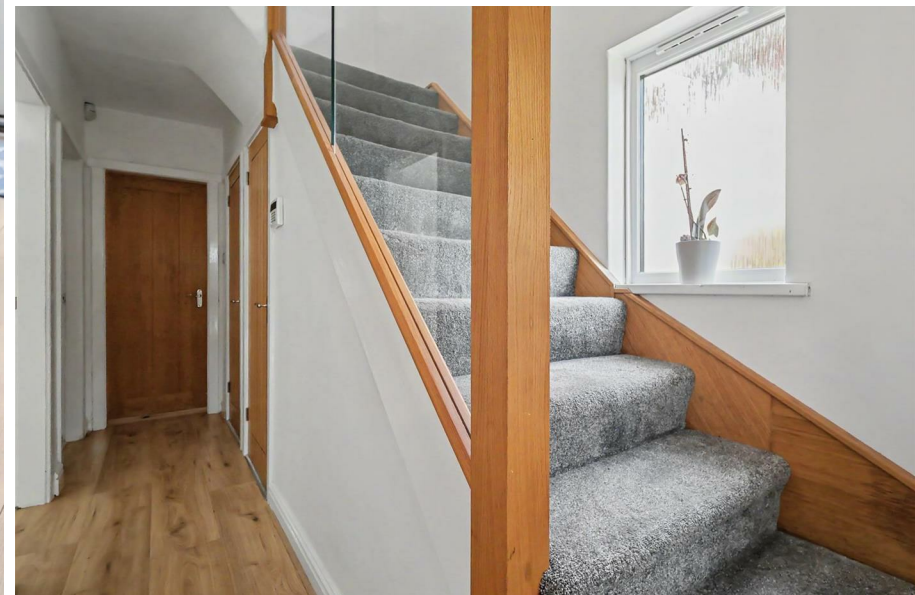
TENURE: Freehold





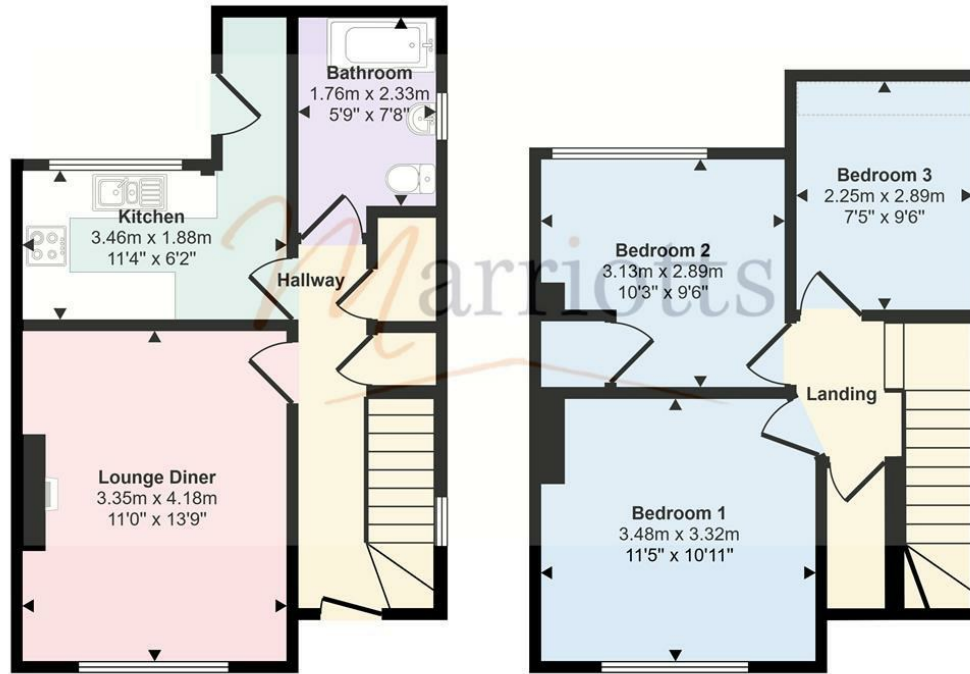


COUNCIL TAX: Nottingham City - Band A
PROPERTY CONSTRUCTION: solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Octopus
MAINS ELECTRICITY PROVIDER: Octopus
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: no
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





Approx Gross Internal Area
73 sq m / 784 sq ft



Ground Floor
Approx 37 sq m / 396 sq ft

First Floor
Approx 36 sq m / 388 sq ft

Denotes head height below 1.5m

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		
(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	



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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