



Swains Avenue
Bakersfield, Nottingham NG3 7AS

A TWO BEDROOM, END OF TERRACE
FAMILY HOME SITUATED IN BAKERSFIELD,
NOTTINGHAM.

Guide Price £185,000 Freehold



** GUIDE PRICE £185,000 - £190,000 ** IDEAL STARTER HOME **

Robert Ellis Estate Agents are delighted to bring to the market this TWO BEDROOM, END OF TERRACE FAMILY HOME situated in BAKERSFIELD, NOTTINGHAM.

The home is situated in a highly popular location with easily accessible transport links and close proximity to shops and local schools.

Upon entry, you are welcomed into the hallway which leads to the lounge with feature fire, kitchen diner with French doors opening onto the enclosed rear garden, with laid to lawn and decking. The kitchen also offers access to the understairs storage cupboard.

Stairs lead to landing, first double bedroom with fitted wardrobes and separate toilet, second double bedroom with airing cupboard and modern family bathroom with three piece suite.

To the front of the property, you have a gated driveway which hosts at least 2 cars- This is ideal for any young family or investor. Contact the office now to arrange your viewing before it is too late!



Entrance Hallway

2'37 x 8'78 approx (0.61m x 2.44m approx)

UPVC double glazed door, carpeted flooring, carpeted staircase leading to the first floor landing, door leading through to the lounge.

Lounge

14'4 x 10'5 approx (4.37m x 3.18m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring, fireplace with log burner, door leading through to the kitchen.

Kitchen Diner

7'8 x 17'6 approx (2.34m x 5.33m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and point for a Range cooker with extractor hood over, integrated dishwasher, integrated fridge, vinyl flooring, understairs storage cupboard housing the boiler, recessed spotlights to the ceiling, UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading out to the rear garden.

First Floor Landing

Carpeted flooring, UPVC double glazed window to the side elevation, access to the loft, doors leading off to:

Bedroom One

8'8 x 12'1 approx (2.64m x 3.68m approx)

UPVC double glazed window to the front, fitted wardrobes, wall mounted radiator, door leading through to the WC.

WC

3'9 x 2'3 approx (1.14m x 0.69m approx)

Carpeted flooring, handwash basin, WC.

Bedroom Two

9'6 x 9'4 approx (2.90m x 2.84m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, laminate flooring, airing cupboard.

Bathroom

6'5 x 7'4 approx (1.96m x 2.24m approx)

Tiling to the walls, P-shaped bath with mains fed shower

over, handwash basin, WC, UPVC double glazed window to the rear elevation, wall mounted radiator, vinyl flooring.

Outside

Front of Property

To the front of the property there is a driveway providing off the road parking for multiple cars with gated access and hedging to the boundaries.

Rear of Property

To the rear of the property there is an enclosed rear garden with decked area leading to a lawned area, hedging to the boundaries.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 9mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: 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	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.