



Eastdale Road, Bakersfield, Nottingham, NG3 7GE

DavidJames  
the estate agent

£1,200 Per Calendar Month

# About This Property

This traditional bay fronted semi-detached house offers well-presented and spacious accommodation. The property benefits from a lounge featuring a bay window and fireplace, alongside a separate dining room with an exposed brick fireplace, both rooms fitted with new carpets. The kitchen is fitted with a range of white wall and base units providing ample storage and workspace. To the first floor are three bedrooms, comprising two doubles and a single bedroom, together with a bathroom/WC fitted with a white suite and shower over the bath (new bathroom flooring being installed). Externally the property has a driveway providing off street parking, together with enclosed front and rear gardens.

## TENANCY DETAILS

Available From: Now

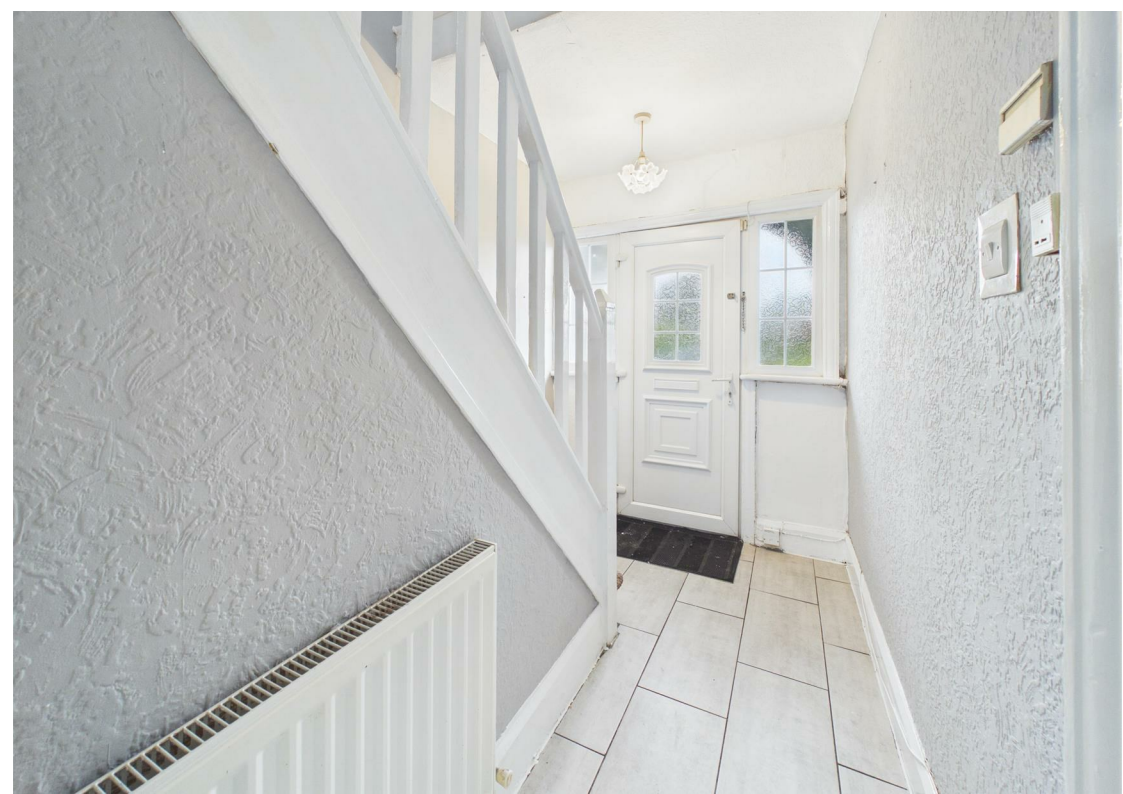
Furnishing: Unfurnished

EPC Rating: D

Council Band: B

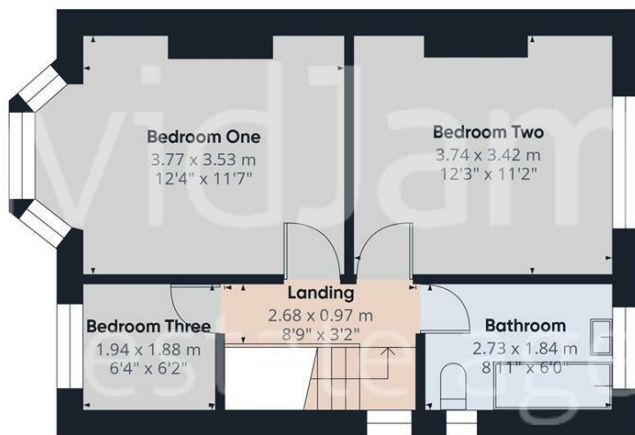
- Traditional bay fronted semi-detached house
- Spacious lounge with bay window and feature fireplace
- Separate dining room with exposed brick fireplace
- Kitchen fitted with white wall and base units
- Three bedrooms (two double bedrooms and one single bedroom)
- Bathroom/WC with white suite
- Full double glazing & gas central heating
- Enclosed front and rear gardens
- Close to local amenities and public transport
- Repainting & works being carried out prior to the start of tenancy







Floor 0



Floor 1



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Approximate total area\*\*

80.9 m<sup>2</sup>

871 ft<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>

8 ft<sup>2</sup>

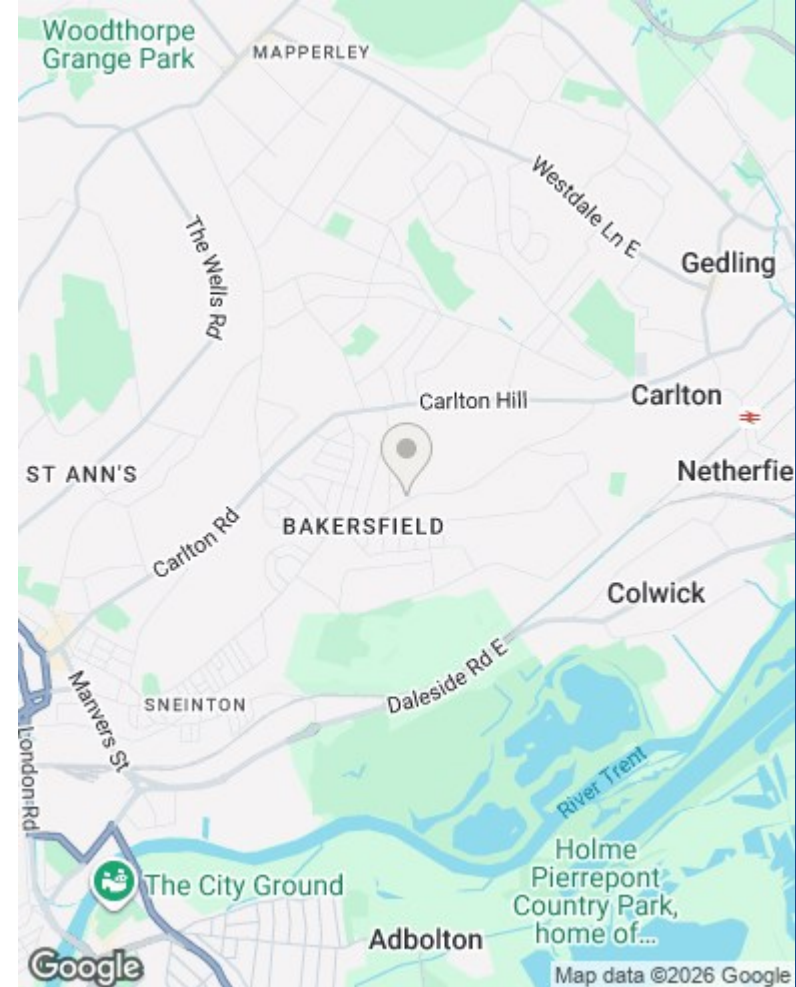
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Council Tax Band: B**  
**Nottingham City Council**

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**The Property Ombudsman**