



70 Oakdale Road, Bakersfield, NG3 7EG
Price Guide £245,000



Marriotts



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- Three bedrooms
- Redecorated & new carpets
- Double glazing
- Parking
- Gas central heating
- Popular location

GUIDE PRICE £245,000 - £255,000 Ready to move into!! Conveniently situated giving easy access to Carlton, Sneinton and the City Centre this redecorated property has new carpets throughout and must be viewed.



Overview

This well presented three semi-detached property comprises an entrance lobby, good sized lounge diner, modern kitchen, three bedrooms and modern bathroom. Outside there is off road parking and a garden to the rear.

Entrance

The UPVC double glazed side door leads to the entrance lobby with new carpet, stairs to the first floor and door to the through lounge diner.

Lounge Diner

The lounge diner has grey wood effect laminate flooring, UPVC double glazed windows to the front and rear, two radiators and an understair storage cupboard.

Kitchen

Having a range of white wall and base units incorporating an electric oven, gas hob, extractor hood, dark granite effect worktops, white sink with mixer tap and cupboard housing the Main Eco combi boiler. UPVC double glazed window and door to the side, there is also space for a washing machine and fridge freezer.

First Floor Landing

With new carpet, two UPVC double glazed windows and access to the loft.

Bedroom 1

To the front of the property with new carpet, radiator and UPVC double glazed bay window.

Bedroom 2

To the rear of the property with new carpet, radiator and two UPVC double glazed windows.

Bedroom 3

Also to the rear, with new carpet, radiator and UPVC double glazed window.

Bathroom

The fully tiled bathroom has a modern white suite including a shower over the bath, glass shower screen, vanity unit, extractor fan and chrome towel radiator.

Outside

To the front is off road parking.

To the rear is a concrete area and steps to a lawn.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band B.

PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None

FLOOD RISK: Low

ASBESTOS PRESENT: Unknown

ANY KNOWN EXTERNAL FACTORS: Unknown



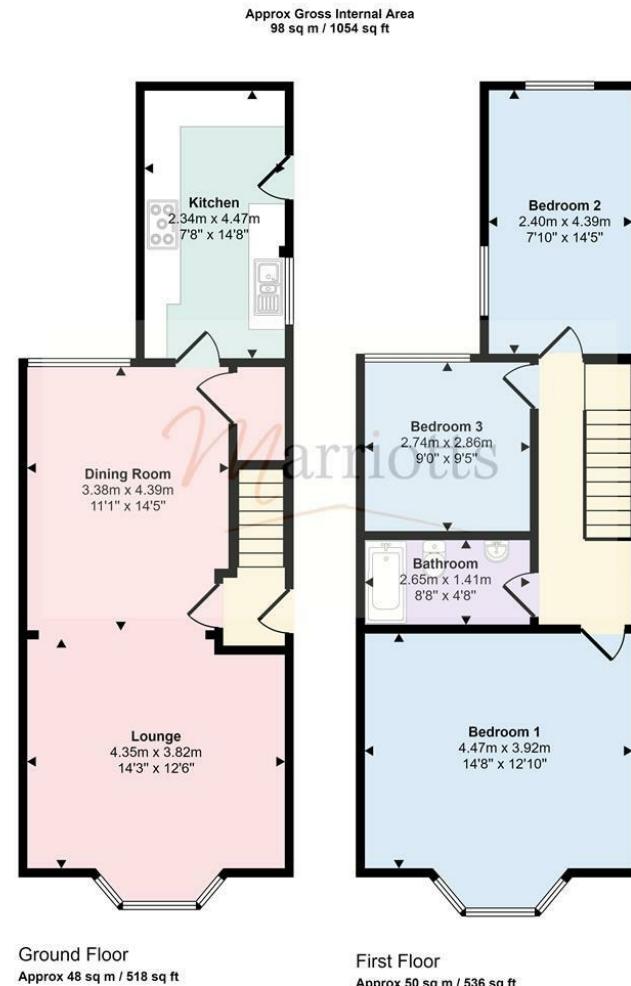




LOCATION OF BOILER: Kitchen, under warranty until November 2028
UTILITIES - Mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: British Gas
MAINS ELECTRICITY PROVIDER: Eon
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
BROADBAND AVAILABILITY: Please 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: Fairly level access to the front, sloped rear garden.

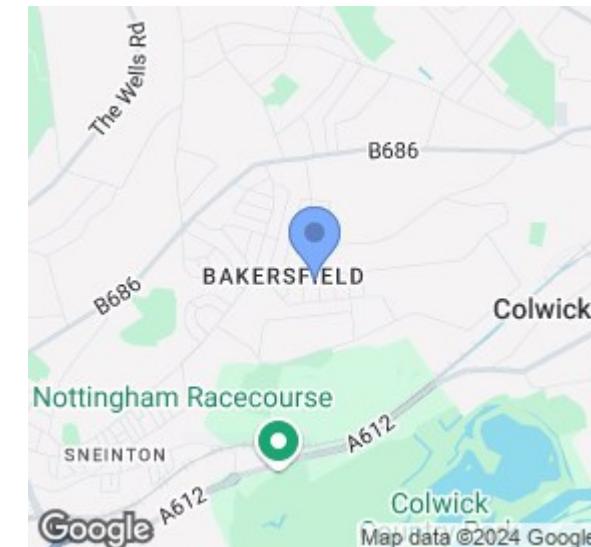






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

- 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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- No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriots.
- Money Laundering - Marriots 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.
- Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriots refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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