

HoldenCopley

PREPARE TO BE MOVED

Greenwood Road, Bakersfield, Nottinghamshire NG3 7EB

Guide Price £150,000 - £160,000

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PERFECT FIRST TIME PURCHASE...

This two bedroom mid terraced house would make the perfect purchase for any first time buyers as it is well presented throughout, including a newly fitted kitchen in December 2019, making it ready to move straight into. Situated close to many local amenities such as shops, eateries and excellent transport links into Nottingham City Centre. To the ground floor of the property is a spacious lounge and a modern kitchen. To the first floor of the property are two double bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is a driveway to provide off road parking and to the rear of the property is a private enclosed garden with a patio area and a lawn.

MUST BE VIEWED





- Mid Terrace
- Two Bedrooms
- Spacious Lounge
- Newly Fitted Kitchen
- Three Piece Bathroom Suite
- Off Road Parking
- Private Rear Garden
- Close To Local Amenities
- Must Be Viewed
- Freehold





GROUND FLOOR

Hallway

5'11" x 4'11" (1.82 x 1.51)
The entrance hall has laminate flooring, a wall mounted electrical switch board, a radiator, carpeted stairs and provides access into the accommodation

Living room

14'9" x 11'0" (4.52 x 3.36)
The living room has carpeted flooring, a TV point, a freestanding electrical fire, wall mounted light fixtures and UPVC double glazed windows to the front and rear elevations

Kitchen

14'9" x 9'0" (4.51 x 2.76)
The kitchen has laminate flooring, fitted base and wall units with solid wood countertops, a sink with a drainer and stainless steel mixer tap, an integrated dish washer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, an in-built pantry cupboard, a radiator, recessed spotlights, UPVC double glazed windows to the front and rear elevation and a UPVC door to access the garden

FIRST FLOOR

Landing

6'8" x 5'11" (2.05 x 1.82)
The landing has carpeted flooring, a loft hatch and provides access to the first floor accommodation

Master Bedroom

14'10" x 9'1" (4.53 x 2.77)
The main bedroom has carpeted flooring, an in-built cupboard, a radiator and UPVC double glazed windows to the front and rear elevations

Bedroom Two

11'2" x 7'10" (3.41 x 2.41)
The second bedroom has carpeted flooring, a radiator, recessed spotlights and a UPVC double glazed window to the front elevation

Bathroom

7'10" x 6'7" (2.39 x 2.02)
The bathroom has floor to ceiling tiles, a low level flush WC, a pedestal wash basin with a stainless steel mixer tap, a *P* shaped bath with a fitted overhead shower unit with a glass shower screen, a chrome heated towel rail, an extractor fan, recessed spotlights and a UPVC double glazed obscure window to the front elevation

OUTSIDE

Front

To the front of the property is a driveway to provide off road parking for up to one vehicle, a lawn, panelled fencing and courtesy lighting

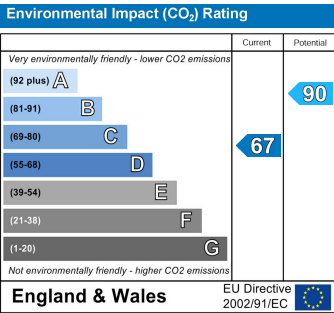
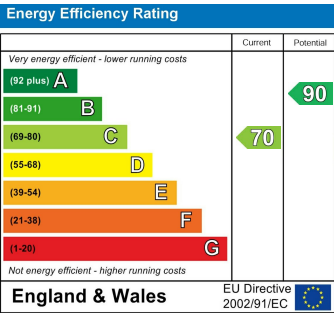
Rear

To the rear of the property is a private enclosed garden with a paved patio area, a lawn, a hedged boarder, panelled fencing and courtesy lighting

DISCLAIMER

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.





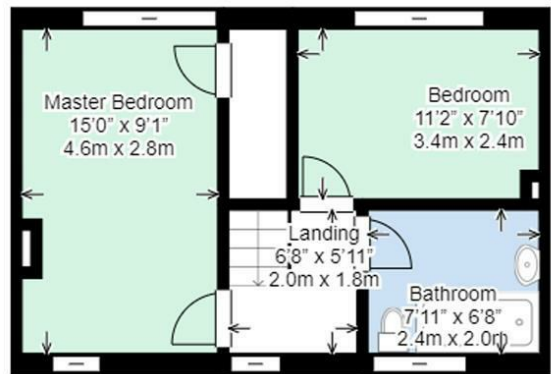
Ground floor



Approx. Gross Internal Area of the Ground floor:
339.71 Sq Ft - 31.56 Sq M
Approx. Gross Internal Area of the Entire Property:
674.57 Sq Ft - 62.67 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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1st floor



Approx. Gross Internal Area of the 1st floor:
334.87 Sq Ft - 31.11 Sq M
Approx. Gross Internal Area of the Entire Property:
674.57 Sq Ft - 62.67 Sq M

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