

HoldenCopley

PREPARE TO BE MOVED

Bakerdale Road, Bakersfield, Nottinghamshire NG3 7GJ

Asking Price £325,000

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NO UPWARD CHAIN...

This substantial three bedroom detached house is presented to an exceptionally high standard throughout whilst boasting spacious accommodation, perfect for any growing families looking for their forever home! The property benefits from modern and contemporary living following a full refurbishments including newly fitted windows, new electrics and an extension to the rear with a bespoke fitted kitchen. Situated in a popular location within reach of local amenities including shops, eateries, various schools and regular transport links into the City Centre. To the ground floor is an entrance hall, two reception rooms, a W/C and a bespoke fitted kitchen/diner. To the first floor are three good sized bedrooms serviced by a four piece bathroom suite. Outside to the front of the property is a driveway providing off road parking and to the rear is a private enclosed garden.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Bespoke Fitted Kitchen/Diner
- Ground Floor W/C
- Four Piece Bathroom Suite
- Refurbished Throughout
- No Upward Chain
- Off Road Parking
- Private Enclosed Garden





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, an under stairs cupboard, carpeted stairs, UPVC double glazed windows and a UPVC double glazed door providing access into the accommodation

Living Room

12'7" x 11'10" (3.84 x 3.62)

The living room has wooden flooring, a wall mounted radiator, a feature fireplace with a decorative surround, coving to the ceiling and a UPVC double glazed bay window to the front elevation

Family Room

12'11" x 11'4" (3.94 x 3.46)

The family room has wooden flooring, a wall mounted radiator, coving to the ceiling and provides open access into the kitchen/diner

Kitchen/Diner

18'2" x 15'0" (5.56 x 4.59)

The kitchen/diner has tiled flooring, a wall mounted radiator, a range of bespoke fitted wall and base units, a kitchen island, a stainless steel sink and a half with mixer taps and a drainer, space for a Range master cooker, an extractor hood, an integrated dishwasher, an integrated wine cooler, space for an American fridge freezer, four Velux windows, a UPVC double glazed window and UPVC double glazed French doors to the rear garden

The vendor has informed us that the property has been recently extended and is awaiting the completion certificate. HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Hall

The hall has tiled flooring, a wall mounted radiator and provides access to the W/C

W/C

This space has tiled flooring, a low level flush W/C, a vanity wash basin with storage and a built-in cupboard

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double glazed window to the side elevation, provides access to the first floor accommodation and a boarded loft with a drop down ladder and lighting

Master Bedroom

12'0" x 8'10" (3.68 x 2.71)

The main bedroom has carpeted flooring, a wall mounted radiator, coving to the ceiling, fitted wardrobes and a UPVC double glazed window to the rear elevation

Bedroom Two

11'6" x 9'1" (3.52 x 2.77)

The second bedroom has carpeted flooring, a wall mounted radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bedroom Three

8'2" x 6'11" (2.50 x 2.13)

The third bedroom has carpeted flooring, a wall mounted radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

Bathroom

8'4" x 6'10" (2.55 x 2.10)

The bathroom has vinyl flooring, a chrome heated towel rail, a low level flush W/C, a vanity wash basin with storage, a double ended bath, a shower enclosure with a wall mounted rainfall shower, partially tiled walls, an extractor fan and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a gravelled driveway providing ample off road parking

Rear

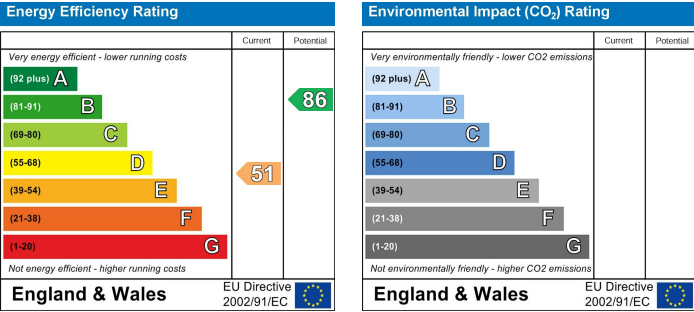
To the rear of the property is a private enclosed garden with a decked seating area, courtesy lighting, a lawn, decorative gravel and panelled fencing

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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.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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