

HoldenCopley

PREPARE TO BE MOVED

Eastdale Road, Bakersfield, Nottinghamshire NG3 7GP

Guide Price £245,000 - £270,000

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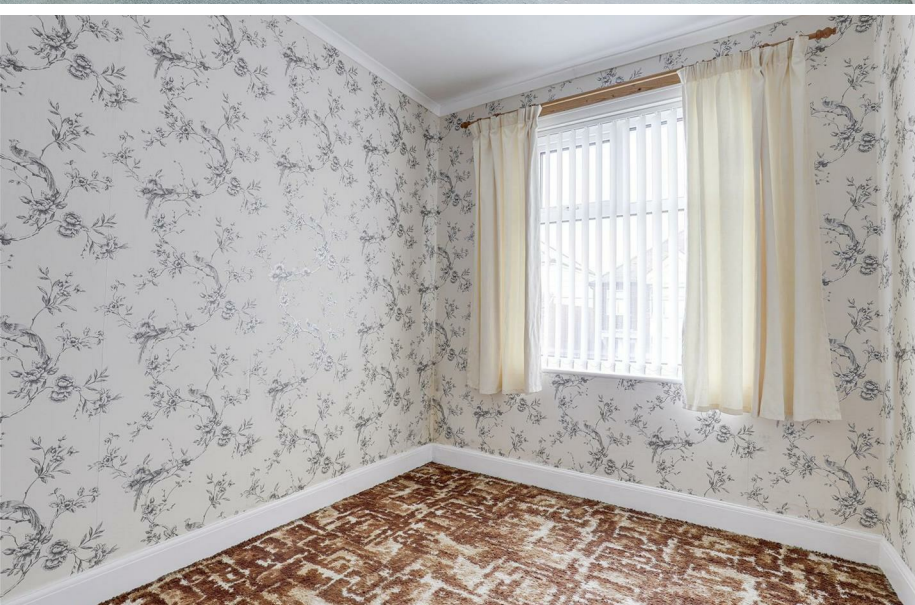
GUIDE PRICE: £245,000 - £265,000

NO UPWARD CHAIN...

Located in a sought-after area with convenient access to local amenities, excellent school catchments, and the City Centre, this three-bedroom detached house presents a fantastic opportunity for a range of buyers. Offering generous space and abundant potential, the property is ideal for those looking to create a personalised family home. The ground floor features an entrance hall, two spacious reception rooms, and a fitted kitchen. Upstairs, three well-sized bedrooms are served by a bathroom suite. Externally, the property benefits from a gated driveway at the front, while the rear boasts an enclosed garden complete with a greenhouse and two sheds.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Gated Driveway
- HIVE Heating
- Enclosed Garden
- Popular Location





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, coving to the ceiling, a radiator, UPVC double-glazed obscure windows to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

12'6" into bay x 11'11" (3.82m into bay x 3.65m)
The living room has a UPVC double-glazed square bay window to the front elevation, exposed wooden floorboards, a TV point, and a radiator.

Dining Room

12'11" x 10'9" (3.94m x 3.30m)
The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator, and a feature fireplace with a decorative surround.

Kitchen

15'4" x 7'6" (4.68m x 2.31m)
The kitchen has a range of fitted base and wall units with wooden worktops, a stainless steel sink with taps and drainer, a freestanding cooker, tiled flooring, tiled splashback, a radiator, coving to the ceiling, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, coving to the ceiling, and provides access to the first floor accommodation.

Bedroom One

12'11" x 10'11" (3.95m x 3.33m)
The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Two

10'9" x 10'7" (3.30m x 3.24m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, and a radiator,

Bedroom Three

8'10" x 7'7" (2.70m x 2.33m)
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and coving to the ceiling.

Bathroom

7'7" x 5'6" (2.32m x 1.68m)

Storage

4'8" x 2'7" (1.43m x 0.80m)
This space has a single-glazed window to the side elevation, a wall-mounted boiler, and access to the loft.

OUTSIDE

Front

To the front of the property is a gated driveway and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a range of plants and shrubs, two wooden sheds, a greenhouse, and walled boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps

- (upload)
- Phone Signal – Mostly 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Low risk for surface water / very low risk for rivers & sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

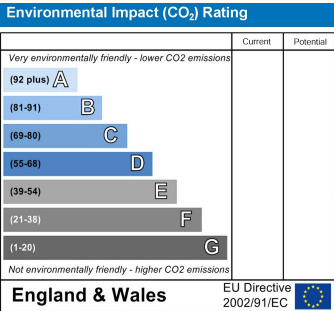
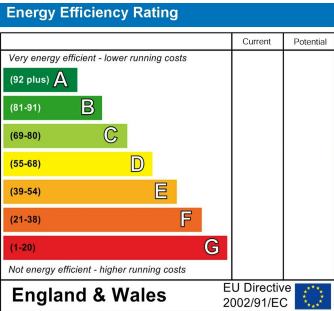
Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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