

HoldenCopley

PREPARE TO BE MOVED

Milford Drive, Bakersfield, Nottinghamshire NG3 7HE

Guide Price £250,000 - £260,000

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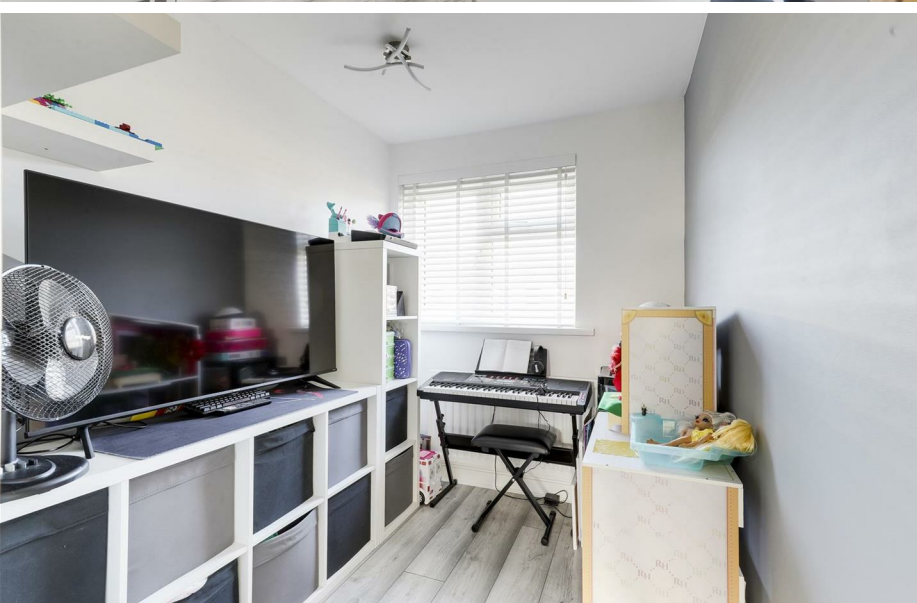
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WELL-PRESENTED THROUGHOUT...

This well-presented semi-detached home offers stylish and comfortable accommodation throughout, making it an ideal purchase for anyone looking to move straight in. Situated in a well-connected and convenient location, the property is within close proximity to a range of local shops, great schools and reliable transport links. To the ground floor, the accommodation comprises a spacious living room, alongside a fitted shaker-style kitchen diner offering ample storage and worktop space. Additional benefits include a versatile storage space and access to a useful storage garage. The first floor hosts three well-proportioned bedrooms, serviced by a modern three-piece bathroom suite, with the added advantage of boarded loft access. Externally, the front of the property features a block-paved driveway providing off-road parking for two vehicles, along with a neatly maintained lawned garden. To the rear is a private, south-facing garden, ideal for enjoying the sun, complete with a wooden decked seating area, a lawn and a paved patio space. Further benefits include new windows and doors installed approximately two years ago, enhancing both energy efficiency and kerb appeal.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Well Appointed Fitted Kitchen-Diner
- Three Piece Bathroom Suite
- Off-Road Parking & Storage Garage
- Private South-Facing Garden
- Convenient Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hallway

5'10" x 5'1" (1.78 x 1.56)

The entrance hallway has laminate flooring, a built-in cupboard, a recessed spotlight and a single UPVC door providing access into the accommodation.

Living Room

14'7" x 14'4" (4.47 x 4.38)

The living room has a UPVC double-glazed window to the front elevation, laminate flooring, carpeted stairs and a partially panelled feature wall.

Kitchen

14'7" x 9'6" (4.47 x 2.91)

The kitchen has a range of fitted shaker style base and wall units with worktops and a tiled splashback, an integrated oven, a hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a fridge-freezer, a wall-mounted boiler, space for a dining table, tiled flooring, a radiator, an under the stairs cupboard, UPVC double-glazed windows to the rear elevation and a single UPVC door providing access out to the garden.

Storage Space

13'3" x 7'3" (4.05 x 2.23)

The storage space has laminate flooring and a single UPVC door providing access out to the garden.

Garage

10'9" x 7'6" (3.30 x 2.31)

FIRST FLOOR

Landing

7'8" x 5'11" (2.34 x 1.82)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

16'0" x 8'6" (4.90 x 2.61)

The main bedroom has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator and a partially panelled feature wall.

Bedroom Two

8'11" x 8'3" (2.72 x 2.53)

The second bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring and a radiator.

Bedroom Three

10'9" x 5'11" (3.30 x 1.82)

The third bedroom has a UPVC double-glazed window to the front elevation, laminate flooring and a radiator.

Bathroom

6'1" x 6'1" (1.87 x 1.86)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted panelled bath with an electric shower, tiled flooring, waterproof wall panels, a radiator and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a block paved driveway with space for two vehicles and a garden with a lawn.

Rear

To the rear is a private south-facing garden with a wooden decked seating area, a lawn, a paved patio, a raised planter with various plants, a shed, an outdoor tap and fence-panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

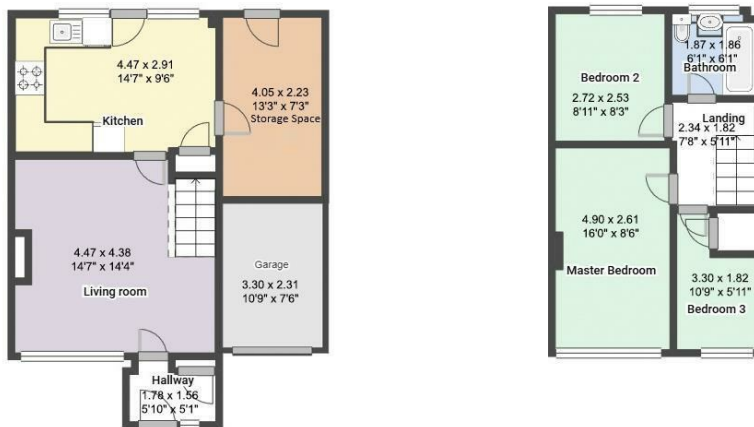
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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