

# HoldenCopley

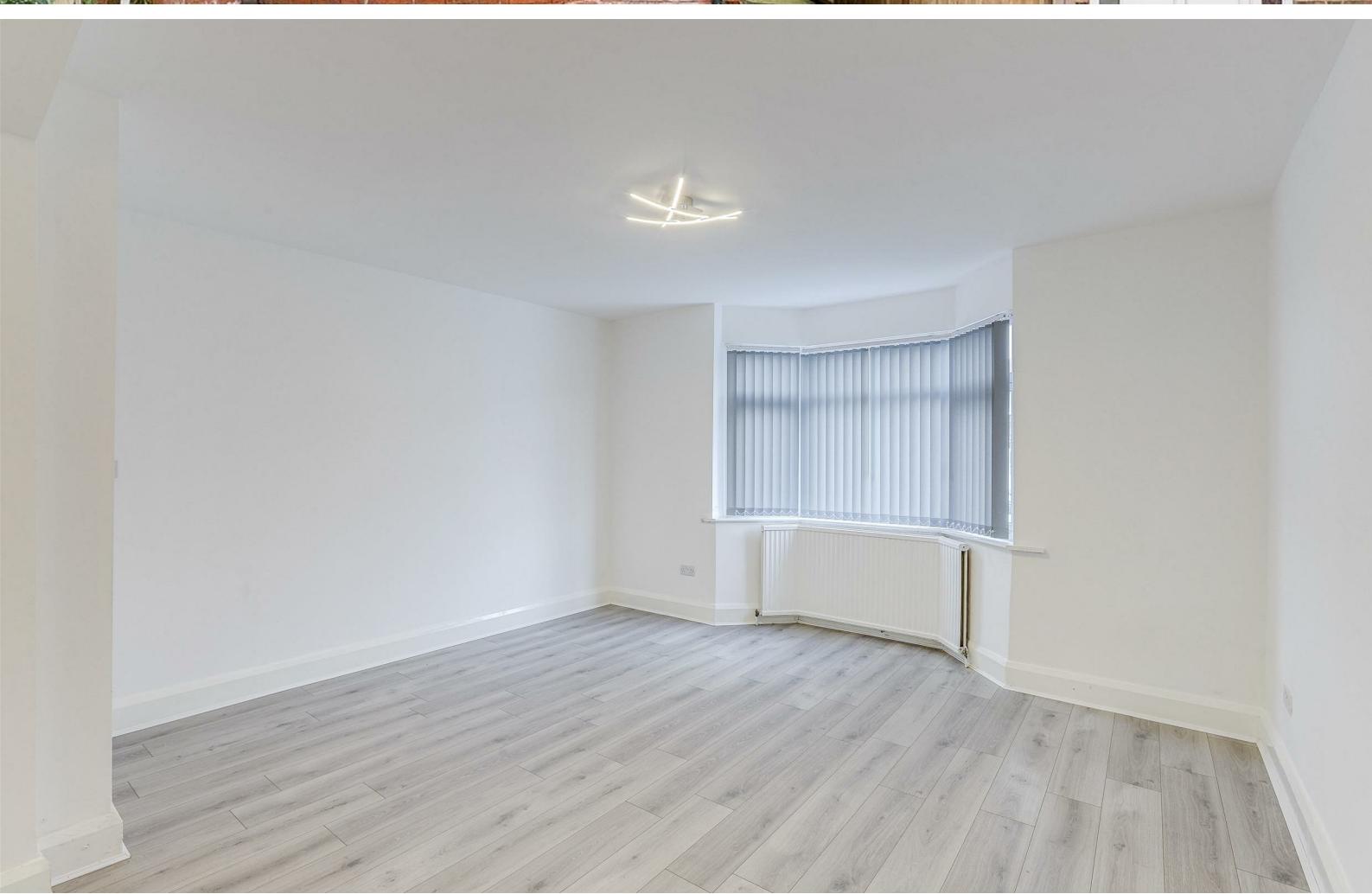
PREPARE TO BE MOVED

Oakdale Road, Bakersfield, Nottinghamshire NG3 7EG

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Guide Price £215,000

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GUIDE PRICE: £215,000 - £230,000

SEMI DETACHED HOUSE...

Situated in a popular location, this well-presented semi-detached house is perfectly positioned with a variety of shops nearby and excellent transport links, offering seamless access to Nottingham City Centre and surrounding areas. This home has been fully refurbished, making it an attractive choice for a range of buyers seeking a blend of modern style and convenience. Upon entering, you are welcomed by a hallway that leads into a bright, open-plan living and dining room. The room features a lovely bay window at the front, allowing natural light to pour in, creating a warm and inviting space for relaxation or entertaining. Toward the back of the ground floor is a thoughtfully designed, modern fitted kitchen with ample counter space and storage. The kitchen also offers direct access to the rear garden, perfect for those who enjoy outdoor dining or gardening. Moving to the first floor, there are three generously sized bedrooms, each offering comfortable living space. The master bedroom, positioned at the front, includes a charming bay window that enhances the room's spacious feel. The remaining bedrooms are equally inviting, and all share access to a well-appointed three-piece bathroom suite, featuring a contemporary design with quality fixtures. Outside, the property includes a driveway at the front, providing convenient off-street parking. The rear of the house opens to an enclosed, mature garden. This outdoor space features a lawn, surrounded by fence panels and a brick wall. This house combines style, comfort, and practicality.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Enclosed Rear Garden
- Well-Presented Throughout
- Excellent Transport Links
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

5'9" x 3'6" (max) (1.76m x 1.08m (max))

The entrance hall has wood-effect flooring, carpeted stairs, and a UPVC door providing access into the accommodation.

### Living/Dining Room

29'6" x 14'9" (max) (9.00m x 4.51m (max))

The living dining room has a UPVC double glazed window to the front elevation, a UPVC double glazed window to the rear elevation, two radiators, an in-built cupboard, and wood-effect flooring.

### Kitchen

14'10" x 8'0" (4.54m x 2.44m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, an integrated oven, gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, recessed spotlights, a tiled splashback, tiled flooring, a UPVC double glazed window to the side elevation, and a UPVC door providing access to the rear garden.

## FIRST FLOOR

### landing

14'10" x 5'3" (4.53m x 1.61m)

The landing has two UPVC double glazed obscure windows to the side elevation, a radiator, carpeted flooring, access into the loft, and access to the first floor accommodation.

### Bedroom One

14'9" x 14'9" (max) (4.52m x 4.50m (max))

The first bedroom has a UPVC double glazed bay window to the front elevation, a radiator, and carpeted flooring.

### Bedroom Two

14'11" x 8'2" (4.55m x 2.49m)

The second bedroom has two UPVC double glazed bay window to the side and rear elevation, a radiator, and carpeted flooring.

### Bedroom Three

9'6" x 9'2" (2.92m x 2.80m)

The third bedroom has a UPVC double glazed bay window to the rear elevation, a radiator, and carpeted flooring.

### Bathroom

9'0" x 4'9" (2.75m x 1.46m)

The bathroom has a low level flush W/C, a vanity-style wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture and shower screen, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

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

### Rear

To the rear of the property is an enclosed mature garden with a lawn, a fence panelled and bricked wall boundary.

## 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 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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.

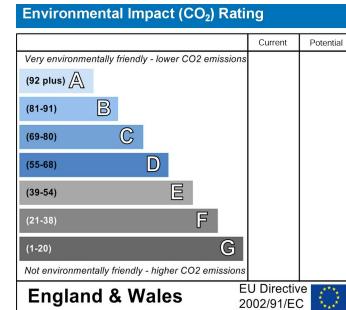
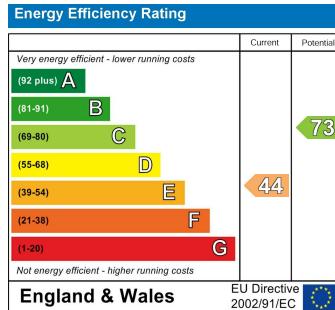
The vendor has advised the following:

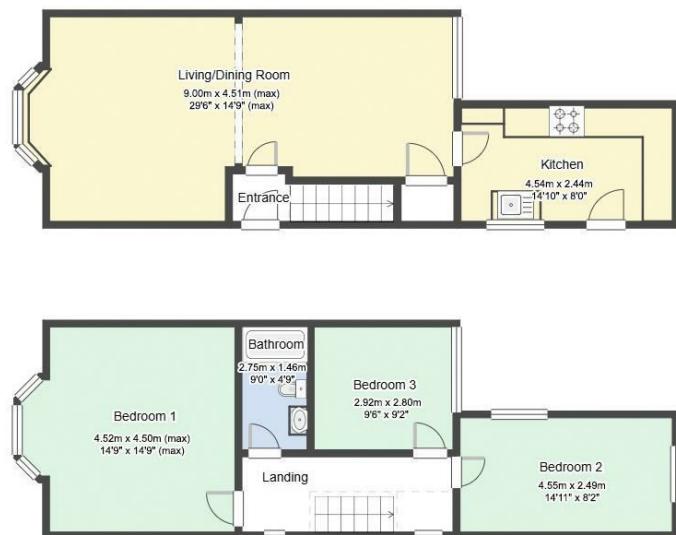
Property Tenure is Freehold

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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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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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