

HoldenCopley

PREPARE TO BE MOVED

Greenwood Road, Bakersfield, Nottinghamshire NG3 7FY

Guide Price £190,000 - £220,000

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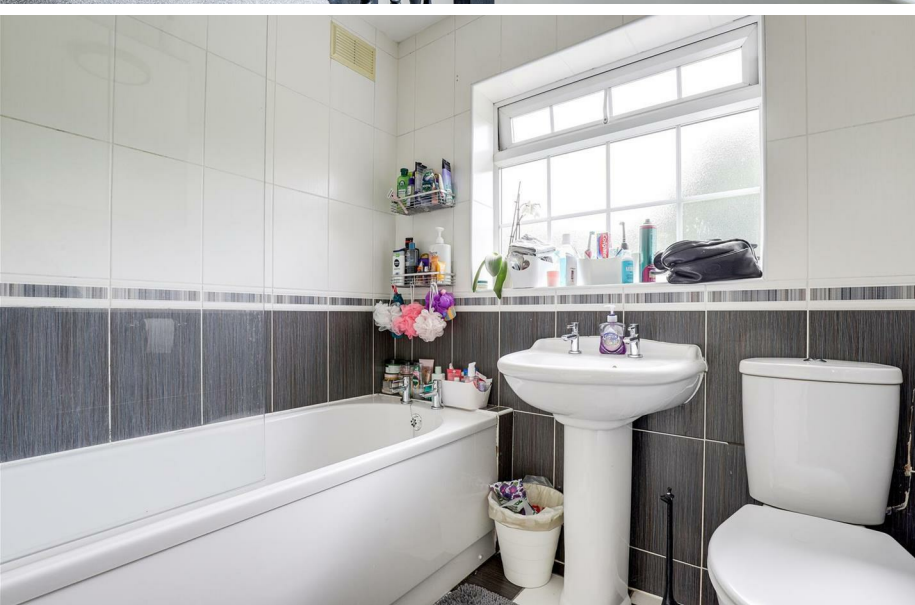
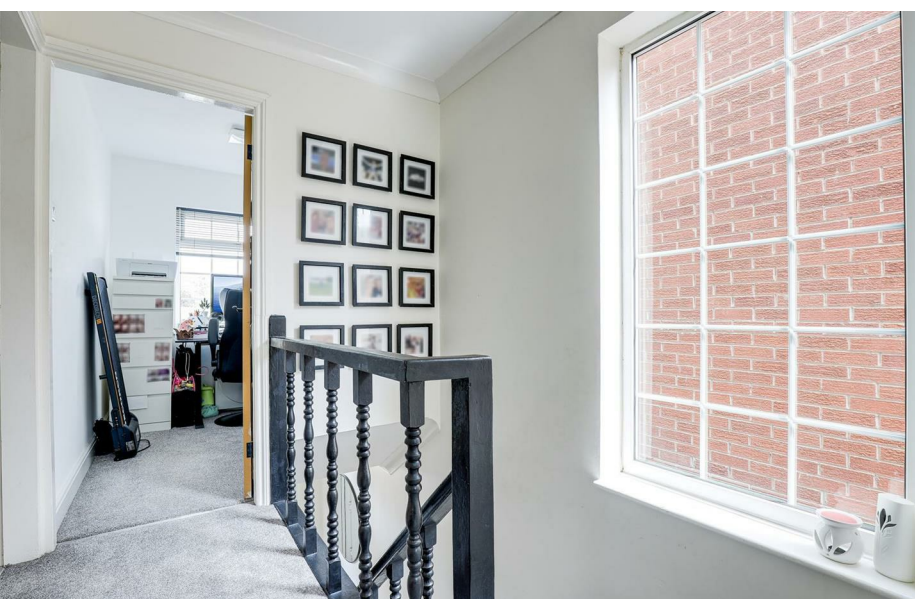
GUIDE PRICE £190,000 - £210,000

GREAT LOCATION...

This well-presented three-bedroom semi-detached house is an excellent choice for first-time buyers or families looking to expand. It enjoys a convenient location with easy access to a range of local amenities, excellent transport connections, and popular school catchments, all of which combine to offer a lifestyle of ease and accessibility. As you step through the front door, you're welcomed into a spacious entrance hall that leads directly into the living room. This room benefits from a media wall, providing a modern focal point, and it opens seamlessly into the dining room. The dining area is a warm and inviting space, featuring a distinctive fireplace, alongside a practical utility area to one side. The kitchen is fully fitted and offers direct access to the side of the property, allowing for additional light and convenient outdoor access. Upstairs, the property continues to impress with two generous double bedrooms, offering plenty of space for rest and relaxation. There is also a smaller third bedroom, ideal for a child's room, home office, or guest accommodation. Completing the first floor is a three-piece bathroom suite, thoughtfully arranged to meet the needs of a busy household. Outside, the front garden includes a double driveway providing ample parking space, with steps leading up to a neatly kept lawn. Security lighting adds peace of mind, and access to the rear garden is also available from this area. The south-facing rear garden is a real highlight, featuring an outside tap, a lawn area perfect for outdoor activities, and a planted section with well-established bushes and shrubs. The garden is enclosed by panel fencing.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Bay-Fronted Living Room
- Spacious Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- South-Facing Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5*11" x 15*4" (1.82m x 4.69m)

The entrance hall has wood flooring, carpeted stairs, a radiator, coving to the ceiling, an in-built cupboard, and a UPVC door providing access into the accommodation.

Living Room

11*7" x 11*5" (3.53m x 3.48m)

The living room has a UPVC double glazed bow window to the front elevation, a radiator, a media wall, a TV point, coving to the ceiling, wood flooring, and open access into the dining room.

Dining Room

19*0" x 11*5" (max) (5.80m x 3.49m (max))

The dining room has a UPVC double glazed window to the rear elevation, a radiator, space and plumbing for a washing machine, space for a tumble dryer, a wall-mounted feature fireplace, space for a dining table, coving to the ceiling, and wood flooring.

Kitchen

6*0" x 14*6" (1.83m x 4.44m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer with a swan neck mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, integrated fridge and freezer, space and plumbing for dishwasher, a radiator, recessed spotlights, coving to the ceiling, tiled splashback, vinyl tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door providing access to the side elevation.

FIRST FLOOR

Landing

7*3" x 2*9" (2.23m x 0.84m)

The landing has a UPVC double glazed window to the side elevation, coving to the ceiling, access into the loft, and access to the first floor accommodation.

Master Bedroom

11*5" x 11*7" (3.48m x 3.55m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and wood flooring.

Bedroom Two

10*4" x 11*5" (3.16m x 3.50m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and wood flooring.

Bedroom Three

7*7" x 6*0" (2.33m x 1.85m)

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

Bathroom

6*6" x 5*10" (1.99m x 1.78m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a chrome heated towel rail, floor to ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is a double driveway, steps to a lawn area, security lighting, and access to the rear garden.

Rear

To the rear of the property is a south facing garden with an outside tap, a lawn, a planted area with establish bushes and shrubs, and a fence panelled 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 1800Mbps 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 - Gedling Borough Council - Band C

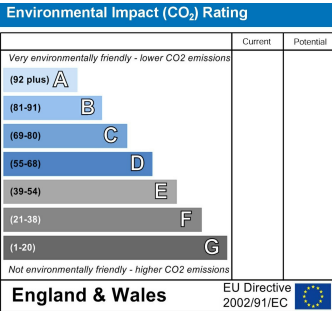
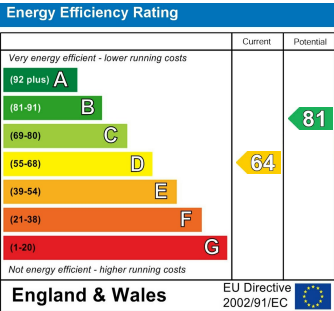
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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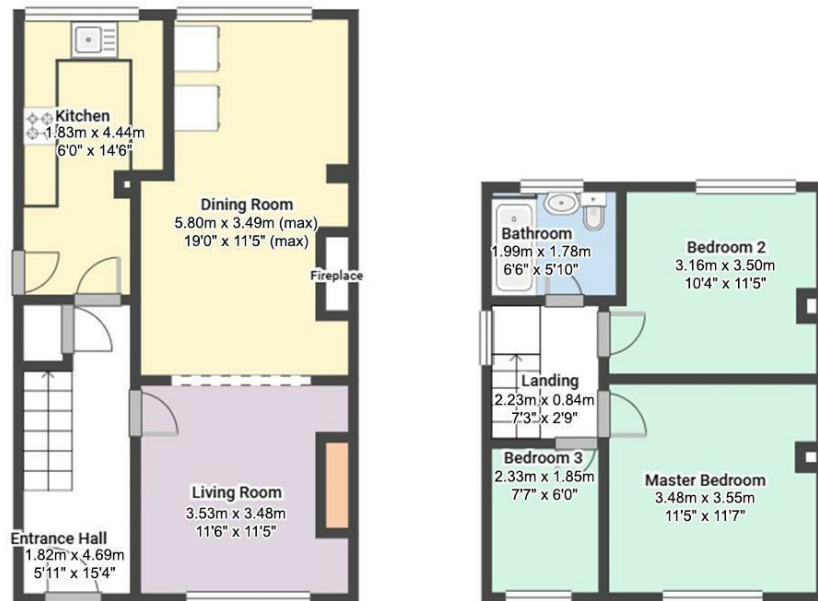
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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