

HoldenCopley

PREPARE TO BE MOVED

Ipswich Circus, Bakersfield, Nottinghamshire NG3 7DY

Guide Price £215,000

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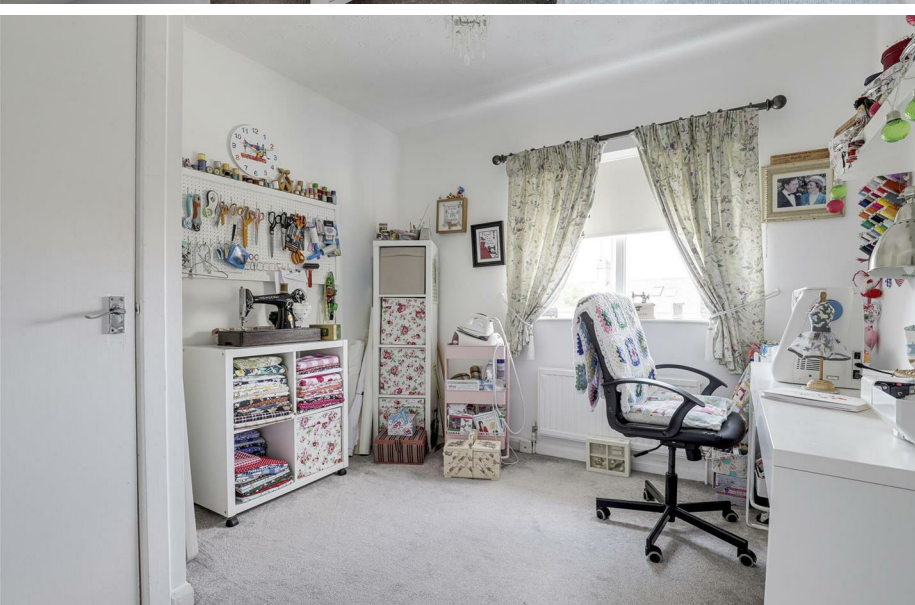
GUIDE PRICE... £215,000 - £230,000

BEAUTIFULLY PRESENTED THROUGHOUT...

This three bedroom semi-detached house offers spacious accommodation whilst benefiting from being exceptionally well-presented and decorated throughout making it ready for you to drop your bags and move straight in! This property is situated in a popular location within reach of various local amenities, excellent schools and easy access into the City Centre. To the ground floor is a living room with a feature fireplace and a kitchen diner with double French doors leading into a large conservatory. The first floor offers three good-sized bedrooms serviced by a bathroom suite. Outside to the front is a driveway providing off-road parking and to the rear is a fantastic sized, well-maintained south-facing garden - perfect for soaking up the sun in those warmer months!

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen-Diner
- Large Conservatory
- Ample Storage Space
- Three-Piece Bathroom Suite
- Well-Maintained South-Facing Rear Garden
- Off-Road Parking
- Popular Location





GROUND FLOOR

Living Room

17'11" x 11'0" (5.47m x 3.37m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a TV point, a radiator, carpeted stairs, a feature fireplace with a decorative surround and a composite door providing access into the accommodation.

Kitchen

8'4" x 14'5" (2.56m x 4.41m)

The kitchen has a range of fitted shaker style base and wall units with rolled edge worktops, a stainless steel sink and a half with a mixer tap and drainer, space for a cooker with an extractor hood, space for an under counter fridge, space for a dining table, a radiator, tiled splashback, an in-built under stair pantry cupboard, wood-effect flooring, a UPVC double glazed window to the rear elevation and double French doors into the sun room.

Sun Room

8'6" x 17'8" (2.60m x 5.40m)

The sun room has wood-effect flooring, a radiator, an in-built with space and plumbing for a washing machine and tumble dryer, a polycarbonate roof, a range of UPVC double glazed windows to the rear elevation and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

3'6" x 6'0" (1.07m x 1.85m)

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

Bedroom One

9'7" x 8'7" (2.94m x 2.63m)

The first bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and a fitted sliding mirrored door wardrobe.

Bedroom Two

9'8" x 10'0" (2.95m x 3.05m)

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator and an in-built cupboard.

Bedroom Three

6'10" x 7'11" (2.10m x 2.42m)

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

Bathroom

6'3" x 6'7" (1.92m x 2.03m)

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

OUTSIDE

Front

To the front of the property is a driveway, a lawned garden with a gravelled border, courtesy lighting and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed south-facing garden with a patio area, a lawn, a range of plants and shrubs, a shed and fence panelling.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)
- 100 Mbps (Highest available upload speed)
- Phone Signal – All 4G & 5G & some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years

- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

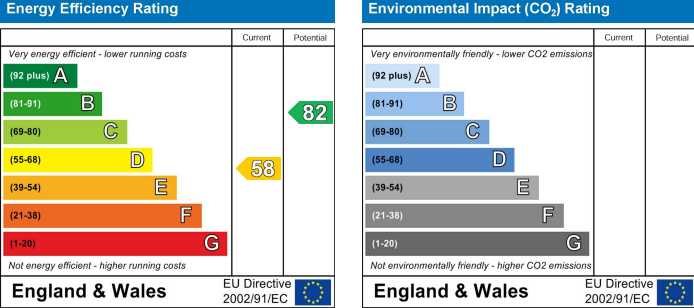
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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