



Langdale Road,  
Bakersfield, Nottingham  
NG3 7FD

**£225,000 Freehold**





\*\*\* GUIDE PRICE £225,000 - £235,000 \*\*\*

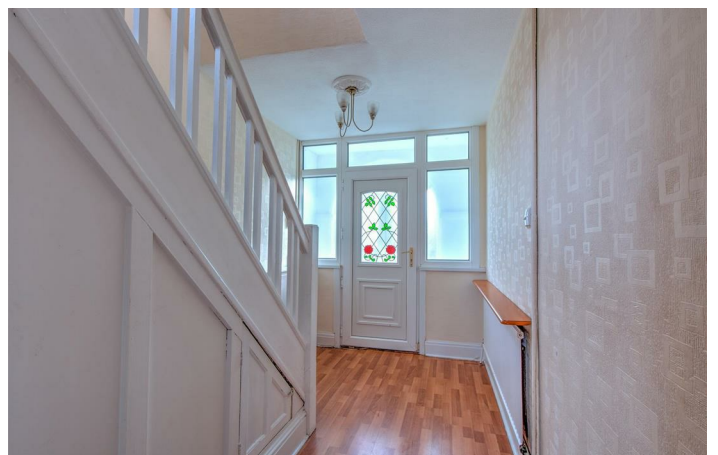
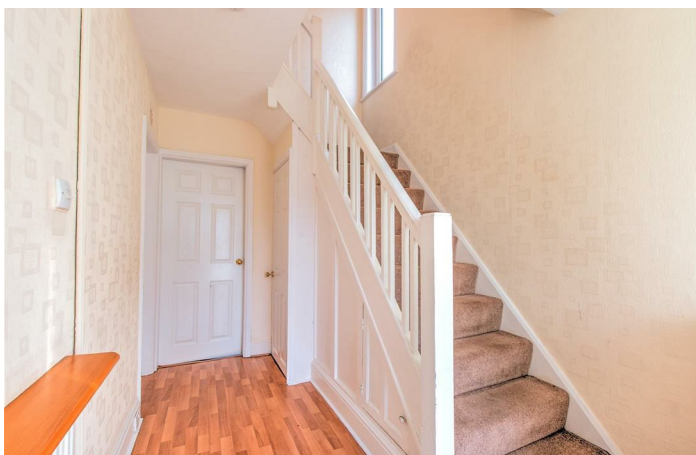
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS THREE-BEDROOM BAY-FRONTED SEMI-DETACHED PROPERTY.

The property is ideally located for a First-time buyer or investor to purchase with no upward chain.

The accommodation comprises an entrance hallway, a living room with an open-plan dining room and a fitted kitchen. The first-floor landing then provides access to three bedrooms and a three-piece family bathroom suite.

Further benefits to the property include gas-fired central heating, double glazing and generous garden space to the rear along with a driveway.

For further information, or to arrange a viewing, contact our Arnold Office for more information.



### Porch

With an enclosed storm porch to the front, UPVC double glazed doors with fixed windows either side, original tiling to the floor and internal double glazed door to:

### Entrance Hall

UPVC double glazed leaded door to the front, stairs to the first floor, laminate floor, wall mounted radiator, meter cupboard housing electrical meters and recently installed electrical consumer unit. Panelled doors to:

### Understairs Storage Cupboard

Providing useful additional storage space.

### Fitted Kitchen

13'3 x 6'11 approx (4.04m x 2.11m approx)

With a range of matching wall and base units incorporating laminate work surface over, UPVC double glazed windows to the side and rear elevations, tiled splashbacks, integral Indesit oven with four ring stainless steel gas hob over, 1½ bowl stainless steel sink with mixer tap, space and plumbing for automatic washing machine, space and point for free standing fridge with integral dishwasher, linoleum flooring, ceiling light point, UPVC double glazed door to the rear garden.

### Living Room

12'6 x 11' approx (3.81m x 3.35m approx)

UPVC double glazed window to the rear, wall mounted double radiator, ceiling light point, archway through to:

### Dining Room

12'10 x 10'11 approx (3.91m x 3.33m approx)

UPVC double glazed sectional bay window to the front, wall mounted radiator, ceiling light point, fireplace incorporating surround, hearth and inset electric feature fireplace.

### First Floor Landing

UPVC double glazed window to the side, ceiling light point, panelled doors to:

### Bedroom 1

12'9 x 11'1 approx (3.89m x 3.38m approx)

UPVC double glazed window to the rear, wall mounted radiator and ceiling light point.

### Bedroom 2

13'2 x 11'2 approx (4.01m x 3.40m approx)

UPVC double glazed bay window to the front, wall mounted radiator, ceiling light point.

### Bedroom 3

7'9 x 6'11 approx (2.36m x 2.11m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point and picture rail.

### Bathroom

8'11 x 6'10 approx (2.72m x 2.08m approx)

UPVC double glazed windows to the side and rear, three piece suite comprising of a panelled bath with electric Mira shower over, low flush w.c., semi recessed vanity wash hand basin with storage cupboards below, tiled splashbacks, tiling to the floor, airing/storage cupboard housing the combination boiler, chrome heated towel rail, ceiling light point and loft access hatch.

### Outside

The property sits on a corner plot with low maintenance block paved garden, pathway to the front entrance door, fencing and hedges to the boundaries.

There is a patio area to the rear, garden laid to lawn and low maintenance gravelled garden area. There is an additional driveway to the rear providing ample off the road vehicle hard standing.

### Council Tax

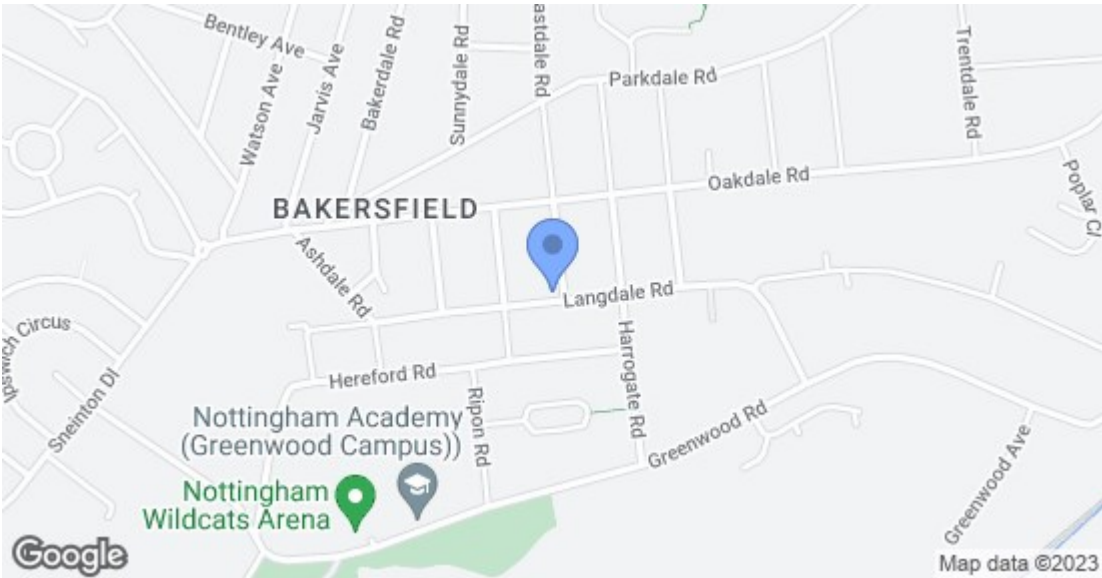
Council Tax band B - Nottingham City Council. To be confirmed by the purchasers solicitor.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency on the given. Made with Mapbox C2022



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.