



**65 Bakerdale Road, Nottingham – NG3 7GJ**

Guide Price **£210,000**

**DavidJames**  
the estate agent





## 65 Bakerdale Road

Nottingham, Nottingham

GUIDE PRICE £210,000-£220,000 2 double bed semi-detached home close to amenities!

Lounge, modern kitchen and bathroom alongside a generous garden with a feature terrace patio and off-street parking!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented semi-detached home
- Within easy reach of both Carlton and Bakersfield's amenities, schools and transport links
- Bright lounge with a feature gas fire and terrace access
- Modern breakfast kitchen with integrated appliances as well as space for a table and chairs
- Two double bedrooms with soft grey carpeting
- Modern first floor bathroom with a three-piece suite and twin showerheads
- Loft with pull-down ladder and lots of potential
- uPVC windows and gas central heating powered by a Baxi boiler
- Generous, enclosed and lawned rear garden with an initial elevated patio terrace
- Off-street parking to the front for two vehicles

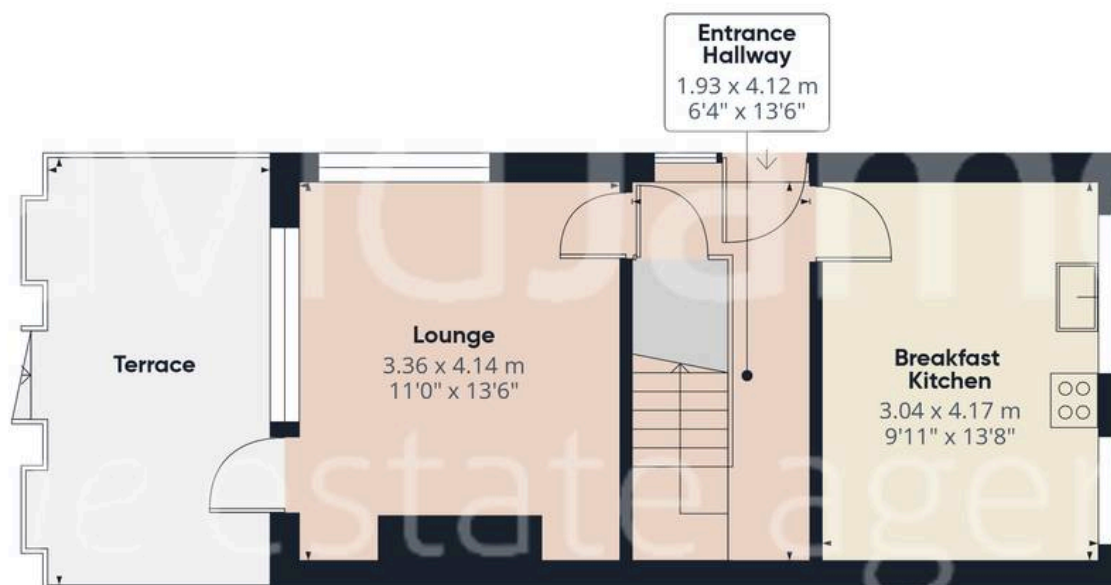












**Approximate total area<sup>(1)</sup>**

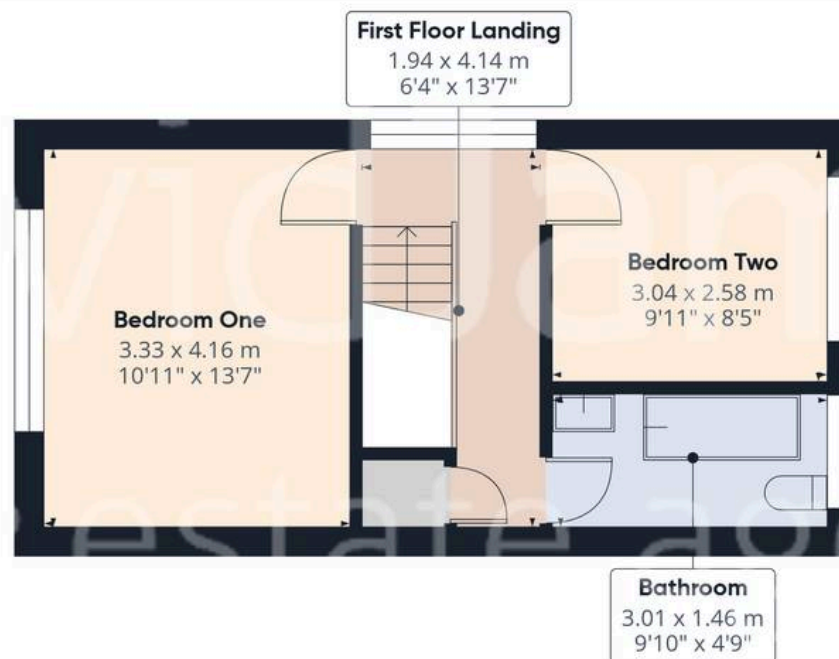
67 m<sup>2</sup>

721 ft<sup>2</sup>

**Balconies and terraces**

11.2 m<sup>2</sup>

121 ft<sup>2</sup>



**Floor 1**

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





## David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • [carlton@david-james.com](mailto:carlton@david-james.com) • [www.david-james.com](http://www.david-james.com)

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