



71 Bakerdale Road, Nottingham - NG3 7GJ

Guide Price **£250,000 - £260,000**





71 Bakerdale Road

Nottingham, Nottingham

GUIDE PRICE £250,000–£260,000 Well-presented traditional 3-bed semi-detached in ready-to-move in condition, ideal for first-time buyers or growing families with large west-facing garden and driveway!

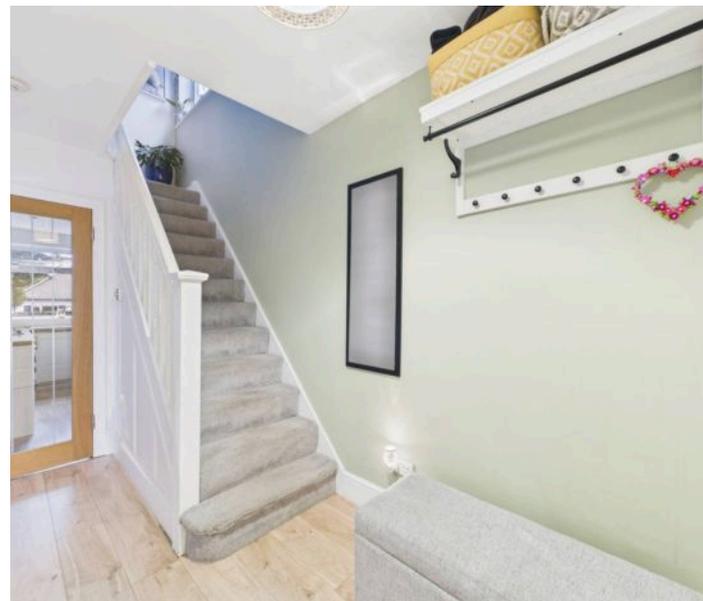
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

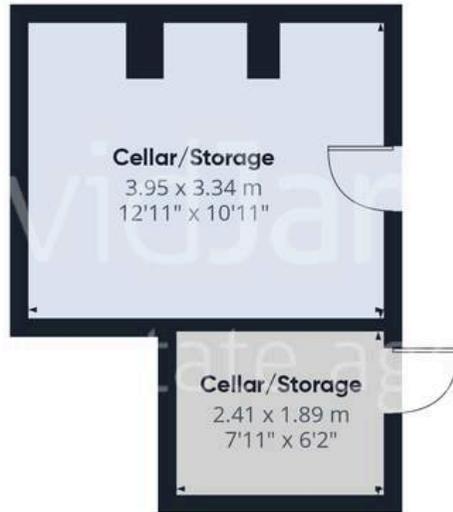
EPC Environmental Impact Rating: F

- Well-presented traditional semi-detached home
- Ideally positioned close to a range of local amenities, schools and transport links
- Perfectly suited for first-time buyers and growing families alike
- Two well-proportioned reception rooms (lounge with box bay window and separate dining room)
- Fitted kitchen with classic shaker style units and integrated cooking appliances
- Three bedrooms (including two generous double bedrooms)
- Stylish bathroom fitted with a dual-head rainfall shower over the bath and vanity basin
- Low maintenance front garden with a driveway providing off-street parking
- Good-sized rear garden featuring a patio seating area, lawn and summerhouse
- Two additional cellar storage rooms currently used as a utility room and household/garden storage room









Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

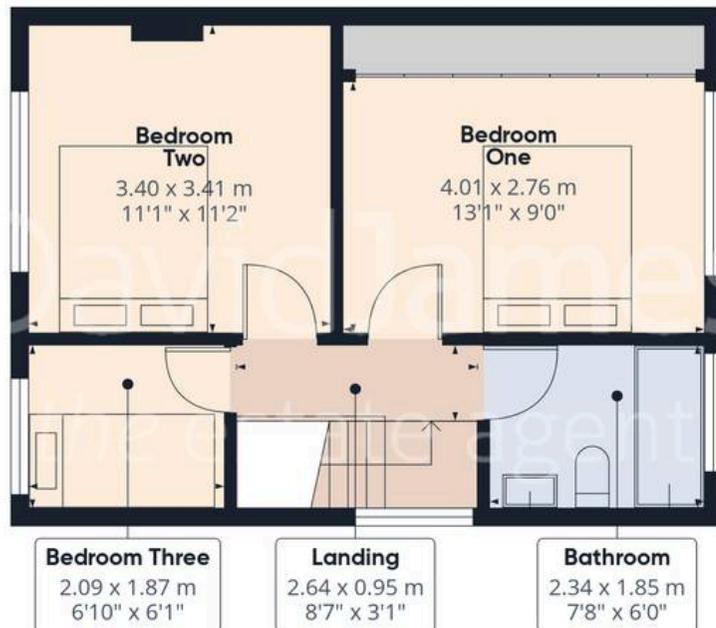
98.4 m²

1061 ft²

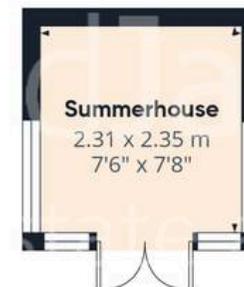
Reduced headroom

0.4 m²

5 ft²



Floor 2 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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