



Brooklands Road  
, Nottingham NG3 7AL

A THREE BEDROOM END TERRACE HOME  
SITUATED IN BAKERSFIELD, NOTTINGHAM.

**Guide Price £220,000 Freehold**





\*\*\* GUIDE PRICE £220,000 - £230,000\*\*\*

ROBERT ELLIS ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS THREE BEDROOM END TERRACE HOME SITUATED IN BAKERSFIELD, NOTTINGHAM!

The property is ideally situated close to local shops, transport links, schools and is also a short drive away from Nottingham City Centre.

In brief the property comprises of; entrance hall way, lounge, dining room, kitchen, three bedrooms and a family bathroom.

Externally the property has a low maintenance rear garden.

DO NOT MISS OUT! CALL TODAY TO ARRANGE YOUR VIEWING!



### Entrance Hallway

UPVC double glazed entrance door to the front elevation. Double glazed window to the front elevation. Feature wooden panelling. Carpeted flooring. Wall mounted radiator. Built-in storage units. Staircase to the First Floor Landing. Internal doors leading into the Lounge, Dining Room & Kitchen

### Lounge

14'7" x 11'8" approx (4.45 x 3.57 approx)

Double glazed bay fronted window to the front elevation. Wall mounted radiator. Dado rail

### Dining Room

15'7" x 11'1" approx (4.76 x 3.38 approx)

Double glazed bay fronted window to the rear elevation. Feature ceiling beams. Laminate flooring. Wall mounted radiator

### Kitchen

7'3" x 12'3" approx (2.22 x 3.75 approx)

Double glazed door to the rear elevation. Double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Range of matching wall and base units incorporating worksurfaces over. Sink and drainer with dual heat tap above. Integrated electric oven. 4 ring hob with extractor unit above. Space and plumbing for automatic washing machine. Space and point for a fridge freezer

### First Floor Landing

Carpeted flooring. Loft access hatch. Internal door leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

14'11" x 11'3" approx (4.56 x 3.45 approx)

Double glazed bay fronted window to the front elevation. Laminate flooring. Wall mounted radiator

### Bedroom 2

15'2" x 11'1" approx (4.64 x 3.39 approx)

Double glazed bay fronted window to the rear elevation. Laminate flooring. Wall mounted radiator

### Bedroom 3

7'5" x 10'11" approx (2.27 x 3.33 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator

### Family Bathroom

7'3" x 5'4" approx (2.23 x 1.63 approx)

Double glazed window to the rear elevation. Tiled flooring. Tilled splashbacks. Wall mounted radiator. White 3 piece suite comprising of a bath with dual heat tap and electric shower above, hand wash basin with dual heat tap and WC

### Front of Property

To the front of the property there is a gated pathway leading to the front entrance with hedging to the borders. On road parking

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, laid to lawn area, shrubbery planted to the borders, outside tap and surrounded by fencing. Gated access to the side of property

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

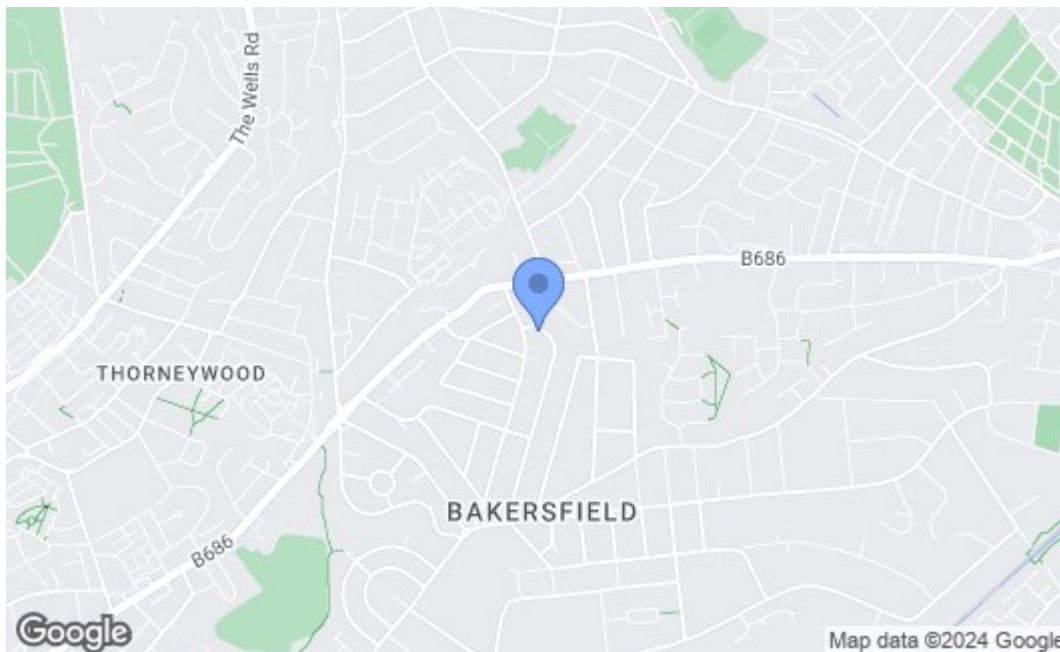
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.