

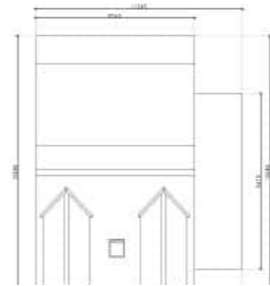
Baker Road, Newthorpe, NG16 2DP

£210,000



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Amendments		
No	Description	Date

Notes

Project:
Proposed front and rear ground floor extensions and hip to gable roof conversion

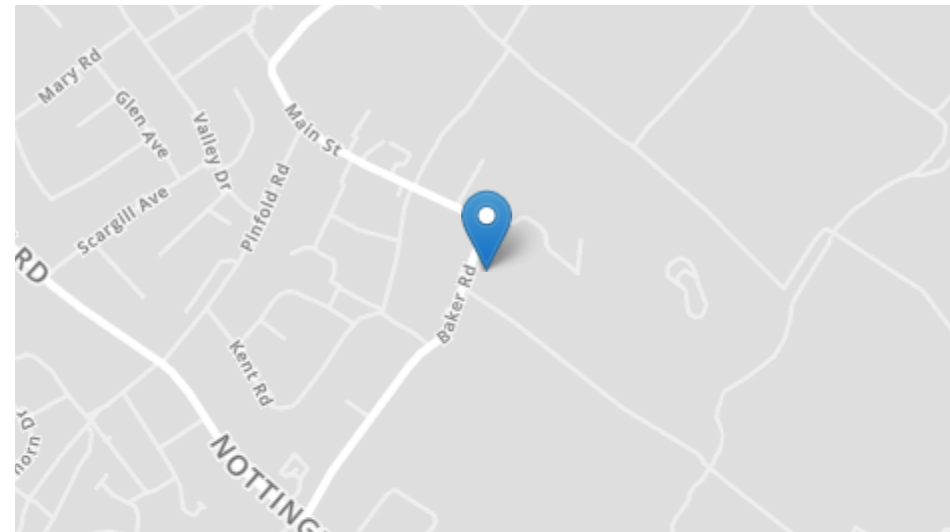
Employer:
Mr & Mrs J A Smerka

Site Address:
86 Baker Road
Newthorpe
Nottingham
NG16 2DP

Site:
Existing plans and elevations



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27023161

Our Seller says....

- Detached Bungalow
- 2 Bedrooms
- Generous Lounge Diner
- Driveway & Garage
- Semi Rural Location
- Open Views To Rear
- No Upward Chain
- Planning Approved For 4 Bed Detached Home

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
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0115 938 5577
 8am-8pm - 7days



*** CALLING ALL CASH BUYERS! *** Offered for sale with no chain this two bedroom detached bungalow, in need of re- development with planning permission to create the perfect forever home. The property has been predominantly taken back to brick with the structure currently consisting of entrance hall, two bedrooms, lounge, bathroom and kitchen. To the outside a front garden with driveway providing off road parking and to the rear an enclosed garden with far reaching countryside views to the rear. Baker Road offers an exceptionally convenient location with easy access to a number of recreational areas, play parks, Giltbrook Retail Park and great road links including A610/M1. Both Kimberley & Eastwood Town Centres are within a 2 mile radius and offer a huge range of cafes, bars, shops, public services & amenities. Call our team today to secure your viewing!

Entrance Hall

2.81m x 1.32m (9' 3" x 4' 4") UPVC double glazed window and door to the front. Doors to the lounge, both bedrooms and bathroom. Access to the attic (with drop down ladder and roof window). Wall mounted consumer unit.

Lounge Diner

5.21m x 3.66m (17' 1" x 12' 0") UPVC double glazed bay window to the rear with open views, tiled fireplace with an inset coal effect fire. Open to the kitchen.

Kitchen

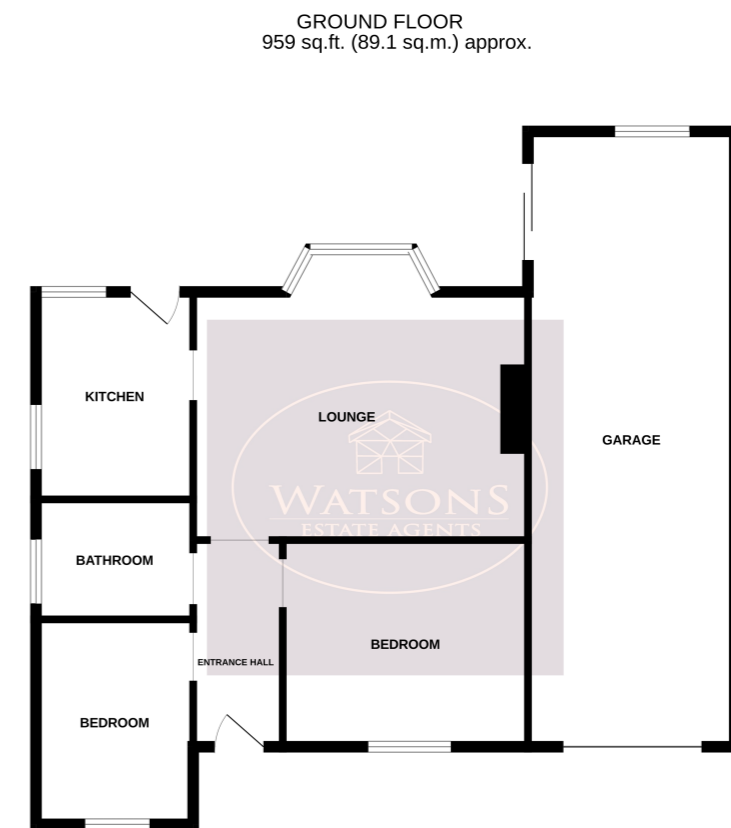
3.56m x 2.45m (11' 8" x 8' 0") All fixtures have currently been removed due to planned redevelopment opportunity. UPVC double glazed windows to the side & rear and door to the side.

Bedroom 1

3.82m x 3.22m (12' 6" x 10' 7") UPVC double glazed stained glass window to the front.

Bedroom 2

3.2m x 2.44m (10' 6" x 8' 0") UPVC double glazed stained glass window to the front.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 as to their operability or efficiency can be given.
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Bathroom

All fixtures have currently been removed due to planned redevelopment opportunity. Obscured uPVC double glazed window to the side.

Outside

To the front of the property is a gated driveway providing ample off road parking leading to the garage measuring 9.45m x 2.68m with up & over door and uPVC double glazed windows to the side & rear and door to the side. Turfed lawn and gravel beds. The rear garden offers a good level of privacy with open views over and comprises a paved patio, decorative rockery. Turfed lawn, flower bed borders with a range of plants & shrubs.

AGENTS NOTE

This property is available to cash buyers only due to the current removal of the kitchen & bathroom.

Full details of the planning application can be found using the following link.
<https://publicaccess.broxtowe.gov.uk/online-applications/applicationDetails.do?keyVal=RQDVKQDRI0F00&activeTab=summary>
 File Reference : 23/00154/FUL Proposal