



11 Dovedale Road
Nottingham, Nottinghamshire, NG3 7GS

Guide Price
£225,000

3 Bedroom Detached House

- Freehold
- For Sale by Auction – T & C's apply
- Buyers fees apply
- Three-bedroom detached house located in Bakersfield.
- Extended property offering additional dining space.
- Three well-sized bedrooms suitable for family living.
- Modern kitchen with ample cupboard space and work surfaces.
- Open-plan living and dining areas with good natural light.
- Integral garage provides secure parking or storage.
- Front garden adds curb appeal and space for extra parking.
- Rear garden offers generous outdoor space for relaxation or entertaining.
- EPC Rating - E, Council Tax Band - C

Click here to access the Energy Performance Certificate for 11 Dovedale Road, Nottingham, Nottinghamshire, NG3 7GS



Overview

Modern Method Of Auction - T & C's Apply

Located in the popular area of Bakersfield, this beautifully presented three-bedroom extended detached home offers spacious and flexible accommodation, ideal for modern family living. Upon entering the property, you are welcomed by a generous entrance hallway leading to two well-proportioned reception rooms, perfect for use as a lounge, dining room, or home office. The heart of the home is the extended kitchen, thoughtfully designed to provide ample storage and workspace, with space for family dining and entertaining. A convenient downstairs toilet adds to the practicality of the ground floor layout.



Upstairs, the property boasts three generously sized bedrooms, offering comfortable and versatile sleeping arrangements. The family bathroom features a modern four-piece suite, including a separate shower and bath, finished to a high standard.

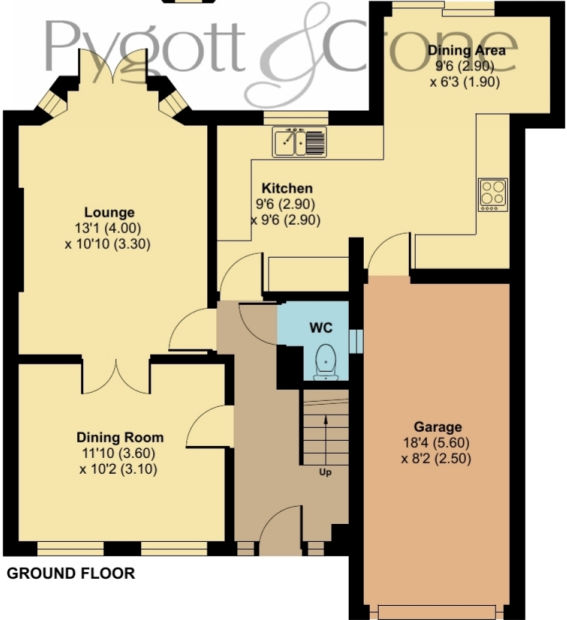
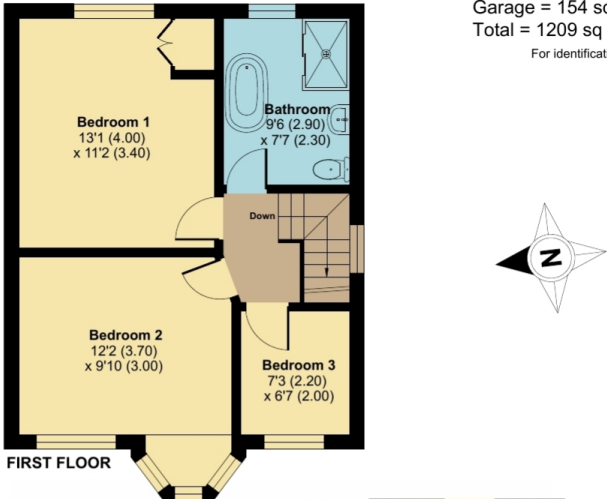
Externally, the home benefits from a well-maintained front garden with off-street parking and access to an integral garage, providing secure parking or additional storage. To the rear, a good-sized private garden offers plenty of space for outdoor relaxation, children's play, or entertaining guests. Situated close to local amenities, schools, and transport links, this property is a superb opportunity for families or anyone looking for a spacious, ready-to-move-into home in a sought-after location.





Dovedale Road, Nottingham, NG3

Approximate Area = 1055 sq ft / 98 sq m
 Garage = 154 sq ft / 14.3 sq m
 Total = 1209 sq ft / 112.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Pygott & Crone. REF: 1289684



BUYING CONDITIONS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall



Location



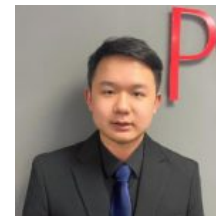
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is on the market with our Nottingham branch

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