

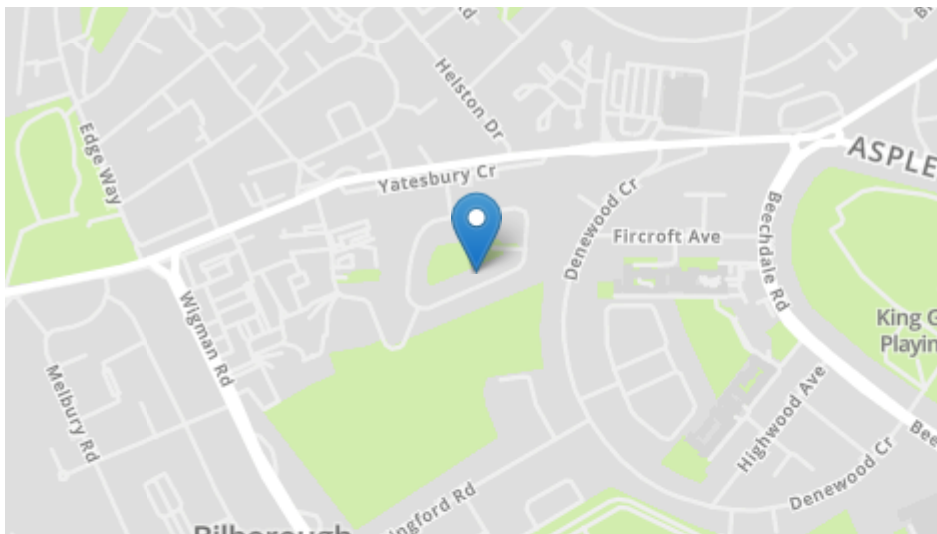
Yatesbury Crescent, NG8 3AW

£200,000



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£200,000



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 - 29212363



- Semi Detached Family Home
- 3 Bedrooms
- Downstairs WC
- Low Maintenance Rear Garden
- Off Road Parking
- Popular Residential Location Close To Amenities
- Excellent Road & Public Transport Links
- Ease of Access to Nottingham City Centre
- No Upward Chain

Our Seller says....

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
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** OPEN THE 'YATES' TO YOU NEW HOME *** Brought to the market with no upward chain, a much loved three bedroom semi-detached home located in Strelley on the popular Yatesbury Crescent. With a generous lounge, downstairs WC, off road parking, and private rear garden. Briefly comprising; entrance hallway, lounge, rear lobby, WC, dining kitchen. To the first floor, three bedrooms, shower room, and separate WC. Outside, driveway to the front providing off road parking, and private garden to the rear. Nearby amenities include excellent transport and commuter links with regular bus and tram routes nearby giving easy access to Nottingham. There is a supermarket in walking distance, and schools close by. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the side, uPVC double glazed window to the side, radiator, stairs to the first floor and door to the lounge.

Lounge

4.28m x 4.08m (14' 1" x 13' 5") UPVC double glazed bay window to the front, feature fire place with inset gas fire, radiator and door to the dining kitchen.

Dining Kitchen

3.86m x 2.92m (12' 8" x 9' 7") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space double electric oven, plumbing for washing machine, extractor fan, vinyl flooring, radiator, uPVC double glazed window to the rear, radiator, door to the pantry and door to the rear lobby.

Rear Lobby

Doors to the WC, storage cupboard and rear garden.

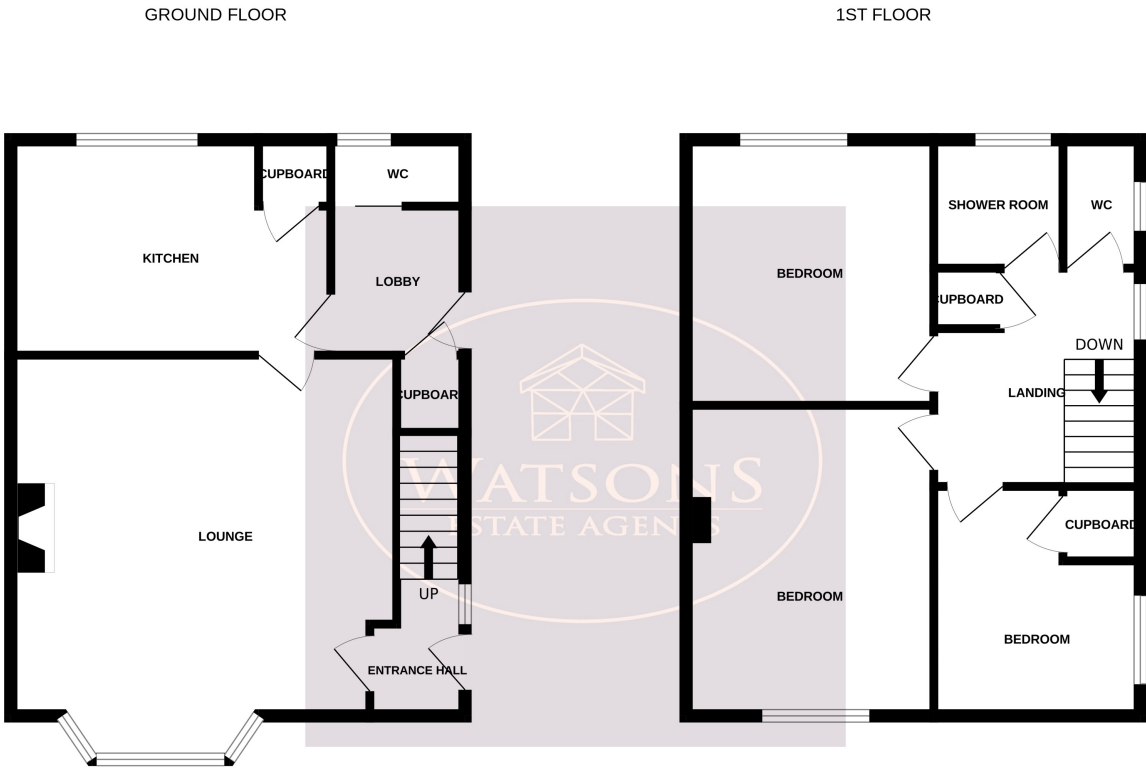
WC

WC, vinyl flooring and obscured uPVC double glazed window to the rear.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard, access to the attic and doors to all bedrooms, WC and shower room.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Bedroom 1

4.03m x 3.16m (13' 3" x 10' 4") UPVC double glazed window to the front, radiator.

Bedroom 2

3.31m x 3.18m (10' 10" x 10' 5") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.19m x 2.36m (10' 6" x 7' 9") UPVC double glazed window to the side, radiator and storage cupboard housing the boiler.

WC

WC and obscured uPVC double glazed window to the side.

Shower Room

2 piece suite in white comprising pedestal sink unit and shower cubical. Vinyl flooring, radiator and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn. A concrete driveway provides off road parking for one car and is enclosed by timber fencing to the perimeter and is secured by wrought iron gates to the front. The low maintenance rear garden comprises a block paved patio and is enclosed by timber fencing to the perimeter.