

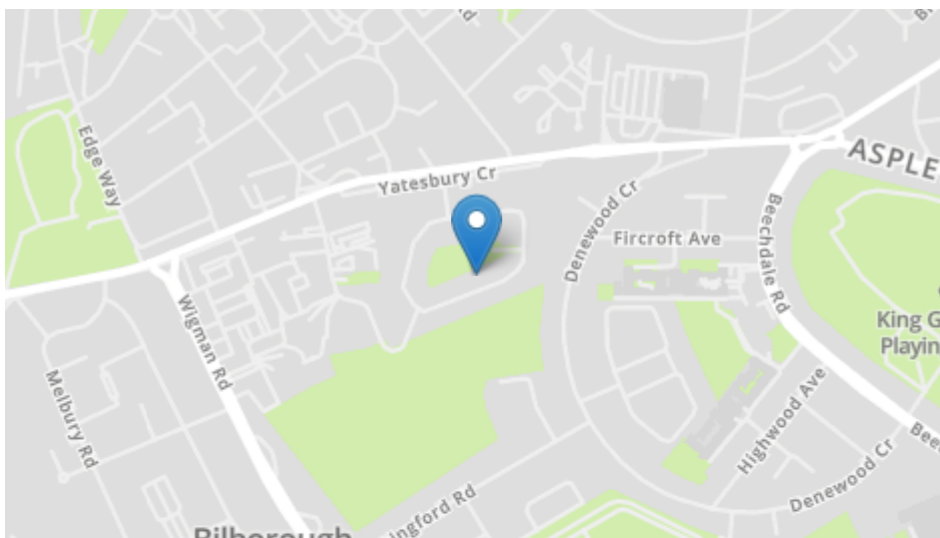
Yatesbury Crescent, NG8 3AW

Offers Over £220,000

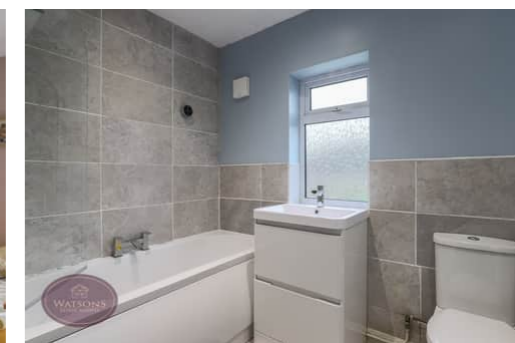


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	73	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Home
- 3 Bedrooms
- Conservatory
- Off Street Parking
- Superbly Presented
- Desirable Location
- Easy Access To Shops & Amenities
- Viewing Essential

Our Seller says....

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](mailto:mail@watsons-residential.co.uk)  
 Ref - 28266206

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.



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0115 938 5577  
 8am-8pm - 7days



\*\*\* OPEN THE 'YATES' TO YOUR NEW HOME \*\*\* A fabulous first time buy in the popular area of Bilborough. Superbly presented throughout and offering excellent transport links and nearby amenities, and benefiting from a conservatory, driveway and generous lounge, this home isn't to be missed. Briefly comprising; Spacious lounge/diner, kitchen, rear lobby, conservatory. To the first floor, three bedrooms and bathroom. Outside, driveway providing off road parking to the front, and private garden to the rear. Located in Bilborough and close to the sought after Wollaton, the property offers fantastic transport links to the city, and the nearby A610 and M1 provide access to the surrounding towns. Contact Watsons to arrange your viewing.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door to the side, stairs to the first floor, radiator and door to the lounge.

### Lounge

4.92m into the bay x 4.6m (16' 2" x 15' 1") UPVC double glazed bay window to the front, wood effect laminate flooring, radiator and door to the kitchen.

### Kitchen

3.77m x 2.92m (12' 4" x 9' 7") A range of matching high gloss wall & base units, work surfaces incorporating a sink & drainer unit with flexi tap. Integrated electric oven & hob with extractor over, plumbing and wiring for an American style fridge freezer, chrome heated towel rail, ceiling spotlights and uPVC double glazed window to the rear. Access to to the rear lobby with walk in pantry/storage cupboard, under stairs storage cupboard, built in double cupboard housing the combination boiler, external door to the side and door to the conservatory.

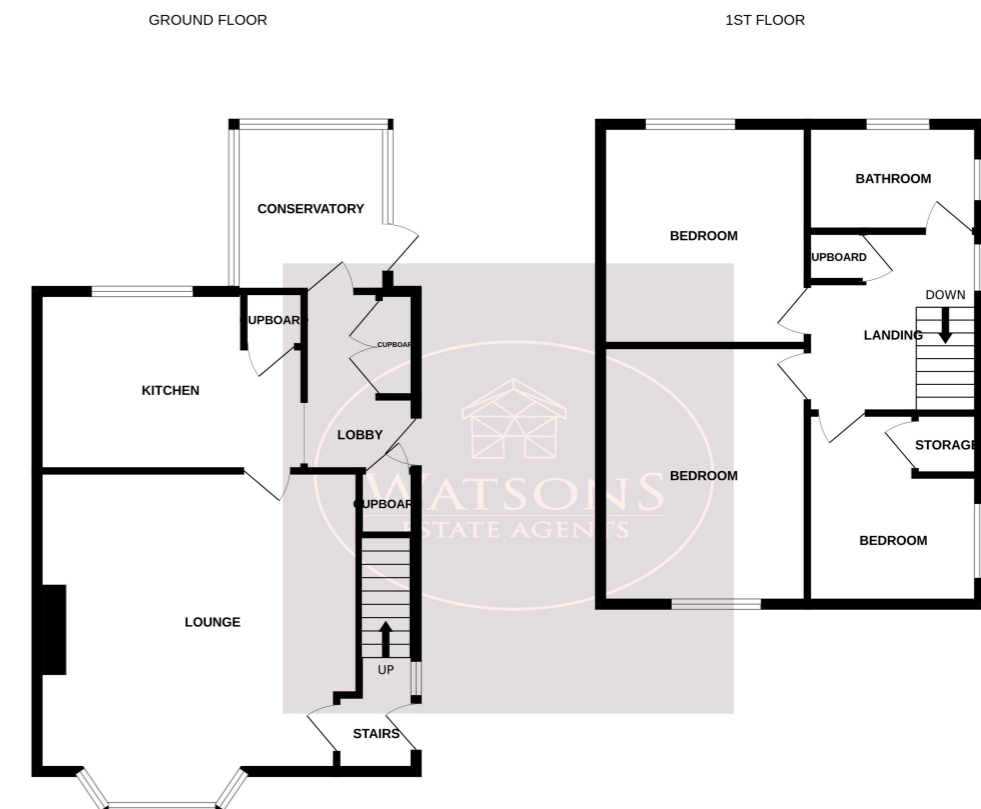
### Conservatory

2.78m x 2.37m (9' 1" x 7' 9") Full height uPVC double glazed windows, radiator and sliding patio doors to the side.

## First Floor

### Landing

Access to the attic, built in storage cupboard, uPVC double glazed window to the side and doors to the bedrooms and bathroom.



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

3.97m x 3.1m (13' 0" x 10' 2") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.28m x 3.09m (10' 9" x 10' 2") UPVC double glazed window to the rear and radiator.

### Bedroom 3

3.02m x 2.31m (9' 11" x 7' 7") UPVC double glazed window to the side, over stairs storage cupboard and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Ceiling spotlights, radiator and obscured uPVC double glazed windows to the rear and side.

### Outside

The well maintained rear garden consists of an elevated decking area with steps leading to a lawn with gravel bed borders. The garden is enclosed by timber fencing with gated access to the side. To the front of the property there is a lawn section with gravel bed borders and a concrete driveway providing off road parking.