

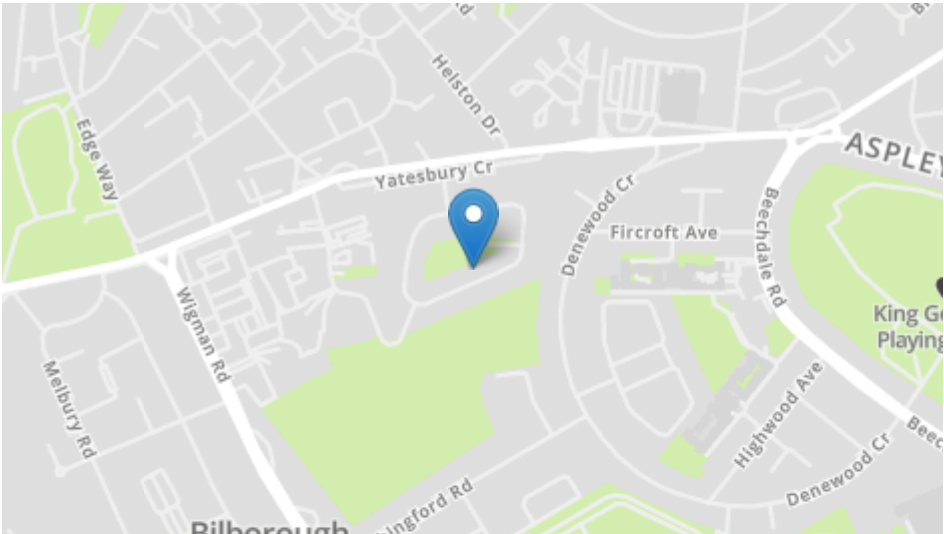
Yatesbury Crescent, Nottingham, NG8 3AW

£220,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Semi Detached Home
- 3 Bedrooms
- West Facing Rear Garden
- Generous Lounge Diner
- Driveway
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Ease of Access to Nottingham City Centre

Our Seller says....
"Step into a family paradise ,the West-facing garden is home to a lovely 70-year-old magnolia tree, planted by the original owners and now a spectacular centrepiece that bursts into purple blooms every April. This garden delights with a variety of fruits, and apple trees. Completely secure and private, it's a haven where children can play - from the large swing and castle to sunny days spent exploring. The kitchen window offers perfect supervision when needed, whilst the French doors from the lounge create seamless indoor-outdoor living during summer months."

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 - 29098400

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' AND WELCOME HOME *** A well presented three bedroom semi-detached property in the popular area of Strelley, With fantastic commuter links close by, along with amenities. If you're after a home to grow into along with convenience, this is the home for you. Briefly comprising; entrance hallway, lounge/diner, kitchen. To the first floor, three bedrooms and bathroom. Outside, driveway to the front, and private west-facing garden to the rear. Links to the city are easy here with road and tram access. There is a supermarket within walking distance, and the nearby towns of Wollaton and Kimberley provide further amenities. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor and radiator. Door to the lounge diner.

Lounge Diner

7.28m x 3.43m (23' 11" x 11' 3") UPVC double glazed window to the front, wood effect laminate flooring, radiator and uPVC double glazed French doors to the rear garden. Door to the kitchen.

Kitchen

5.86m x 2.44m (19' 3" x 8' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven, gas hob with extractor over, fridge freezer and dishwasher. Plumbing for washing machine, tiled flooring. UPVC double glazed windows to the rear & side and door to the rear garden and storage cupboard.

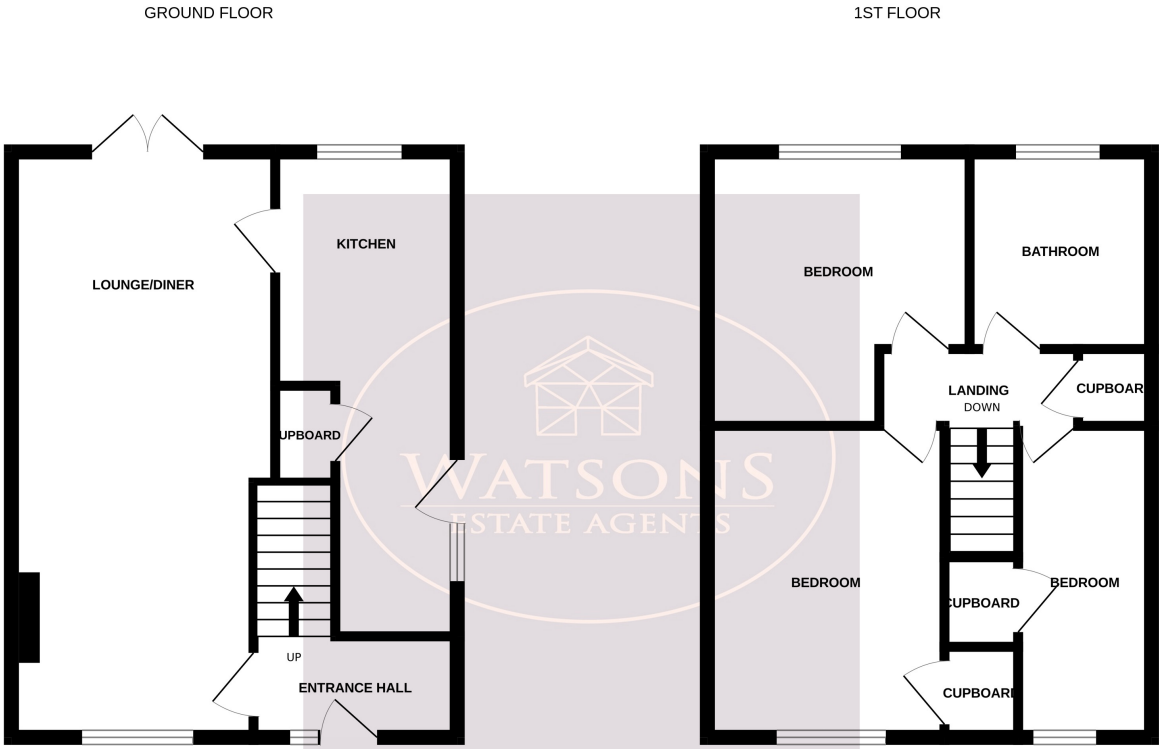
First Floor

Landing

Airing cupboard housing the combination boiler, access to the attic (partly boarded) and doors to all bedrooms and bathroom.

Bedroom 1

3.67m x 3.19m (12' 0" x 10' 6") UPVC double glazed window to the front, wood effect laminate flooring, radiator and storage cupboard.



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 2

3.47m x 3.31m (11' 5" x 10' 10") UPVC double glazed window to the rear, radiator, wood effect laminate flooring and storage cupboard.

Bedroom 3

3.6m x 1.81m (11' 10" x 5' 11") UPVC double glazed windows to the front & side, wood effect laminate flooring, radiator and storage cupboard.

Bathroom

3 piece suite in white comprising WC, vanity sink unit with table top sink and bath with shower over. Obscured uPVC double glazed window to the rear, ceiling spotlights and radiator.

Outside

To the front of the property is a turfed lawn, flower bed borders and electric car charging point. A brick paved driveway provides off road parking. The garden is enclosed by timber fencing to the perimeter and secured by double wooden gates to the front. The West facing rear garden comprises a paved patio seating area, turfed lawn, composite shed, flower bed borders with a range of plants, shrubs & trees and is enclosed by timber fencing to the perimeter with gated access to the side.