

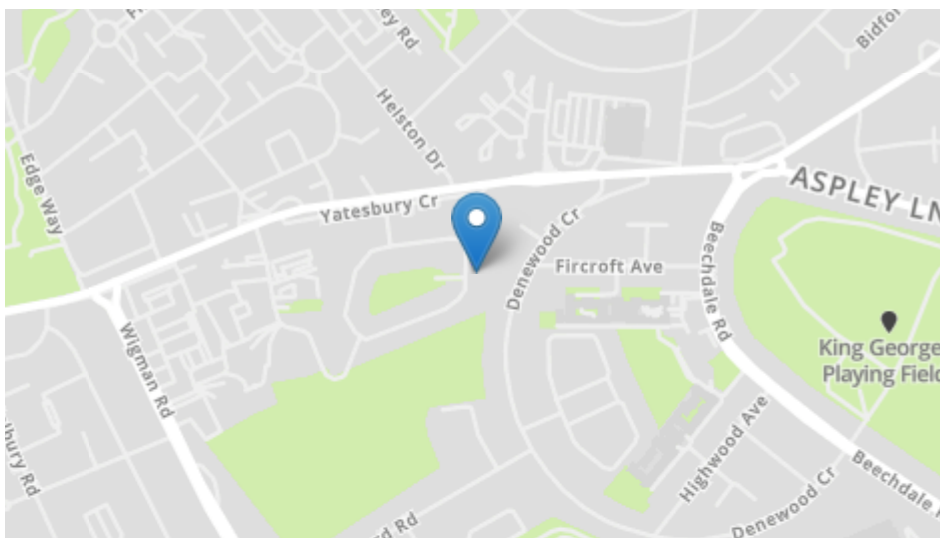
Yatesbury Crescent, NG8 3AT

Offers Over £170,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 3 Bedrooms
- Downstairs WC & Utility
- Dining Kitchen
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Ease Of Access To Nottingham City Centre
- No Upward Chain

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
 Ref - 28459707

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 YOUR NEW HOME Brought to the market with no upward chain, a three bedroom semi-detached home located in a popular residential location with an array of nearby amenities. A fantastic first time buy. Briefly comprising; entrance hallway, lounge, kitchen, rear lobby, utility/WC. To the first floor, three bedrooms, bathroom, and separate WC. Outside, front and rear gardens. Ideally located close to the village of Strelley, nearby amenities include a supermarket, schools, transport links including tram, bus and road links, providing easy access to the City. Contact Watsons to arrange your viewing.

Ground Floor

Entrance Hall

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

Lounge

4.86m x 4.46m (15' 11" x 14' 8") UPVC double glazed bay window to the front, radiator and door to the dining kitchen.

Dining Kitchen

3.78m x 2.9m (12' 5" x 9' 6") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, UPVC double glazed window to the rear, radiator, door to the side leading to the rear lobby.

Rear Lobby

Door to the WC/utility and door to the rear garden.

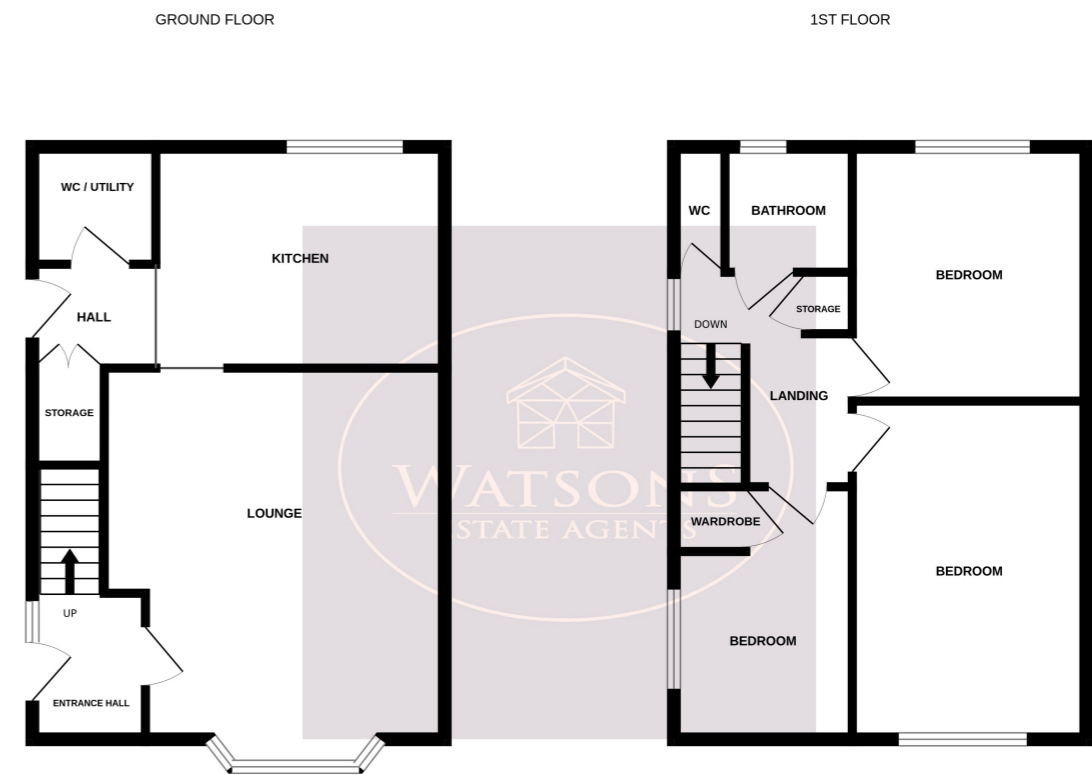
WC/Utility

WC, wall mounted sink and obscured uPVC double glazed window to the rear. Plumbing for washing machine.

First Floor

Landing

UPVC double glazed window to the side, access to the attic, storage cupboard, and doors to all bedrooms, bathroom and WC.



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

3.93m x 3.05m (12' 11" x 10' 0") UPVC double glazed window to the front and radiator.

Bedroom 2

3.27m x 3.04m (10' 9" x 10' 0") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.98m x 2.33m (9' 9" x 7' 8") UPVC double glazed window to the side, fitted wardrobe and radiator.

Bathroom

2 piece suite comprising pedestal sink unit and bath with shower over. Obscured uPVC double glazed window to the rear and radiator.

WC

WC.

Outside

To the front of the property are raised flower bed borders with a range of plants & shrubs. The rear garden comprises a paved patio and turfed lawn. The garden is enclosed by by timber fencing to the perimeter with gated access to the side.