



Hoylake Crescent,  
, Nottingham  
NG8 4PP

**£200,000 Freehold**



A traditionally styled and constructed three-bedroom mid-terrace house.

Offering a well-presented interior and available to the market with the benefit of chain free possession this excellent property will appeal to a variety of potential purchaser but is considered ideal for a family or a first time buyer.

In brief the internal accommodation comprises: entrance hall, sitting room, dining room, and kitchen to the ground floor, rising to the first floor are two double bedrooms, a further single bathroom and bathroom.

Outside there are mature and well-maintained gardens to both front and rear, outside WC and brick stores.

Occupying a sought-after and established residential location, conveniently situated for local shops, schools, excellent transport links and a wide range of other facilities.



### Entrance Hall

Wooden panelled entrance door, UPVC double glazed window, radiator, stairs off to the first floor landing, and under stairs recess.

### Sitting Room

15'2" x 10'11" (4.64m x 3.33m )

UPVC double glazed window, radiator, and a stone-style fire surround with timber mantle and tiled hearth.

### Dining Room

10'3" x 7'11" (3.13m x 2.42m )

UPVC double glazed patio doors leading to the rear garden and radiator.

### Breakfast Kitchen

10'4" x 10'0" (3.16m x 3.05m )

With a range of fitted wall and base units, work surfacing with tiled splashbacks, single sink and drainer with mixer tap, electric cooker with air filter above, integrated dishwasher, further appliance space, UPVC double glazed window, radiator and wooden panelled door with glazed fan light to the exterior.

### Pantry/Utility Cupboard

Plumbing for a washing machine, fitted shelving and window.

### First Floor Landing

With loft hatch and storage cupboard.

### Bedroom One

13'4" x 11'11" (4.08m x 3.64m )

UPVC double glazed window, radiator and fitted cupboard.

### Bedroom Two

12'10" x 8'9" (3.92m x 2.67m )

UPVC double glazed window, radiator, one recessed wardrobe and one recessed cupboard.

### Bedroom Three

8'11" x 7'11" maximum overall measurements (2.72m x 2.42m maximum overall measurements )

UPVC double glazed window, radiator and fitted cupboard.

### Bathroom

With a three-piece suite comprising WC, pedestal wash-hand basin, bath with Bristan shower over, fully tiled walls, radiator, UPVC double glazed window.

### Outside

To the front the property has a hedge boundary offering privacy, beyond which is an established garden with lawn, various well stocked borders with mature shrubs and trees and gated access along the side of the property. To the rear the property has an enclosed and well-manicured garden with outside toilet with a wall-mounted Ideal boiler and window, and a generous garden with patio, outside tap, lawn, trees, borders with mature shrubs and a green house. The property also benefits from two useful brick stores, one of which has light and power.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

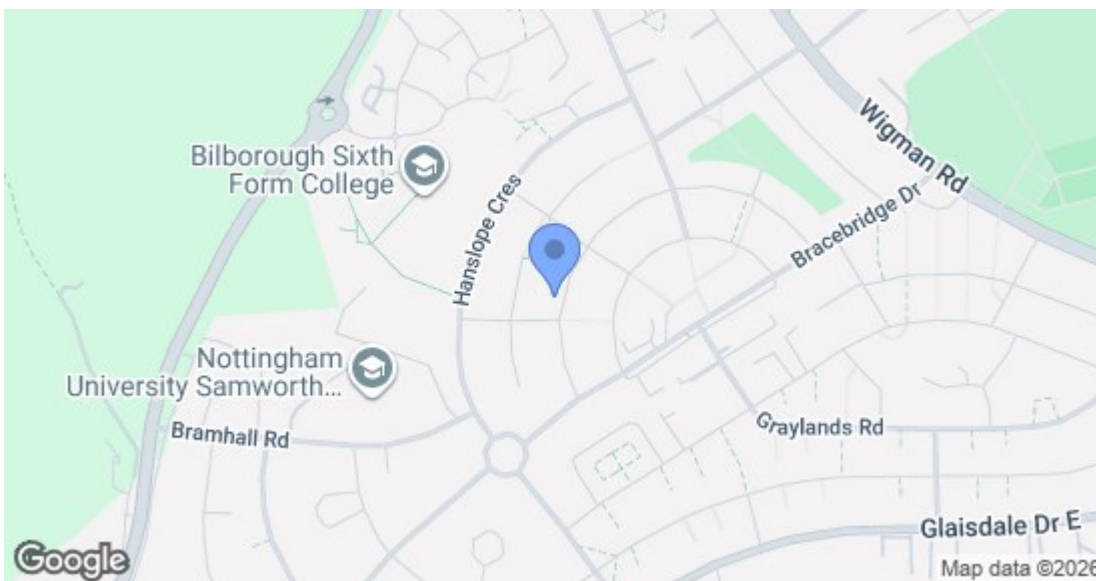
Does the property have spray foam in the loft?: No

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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