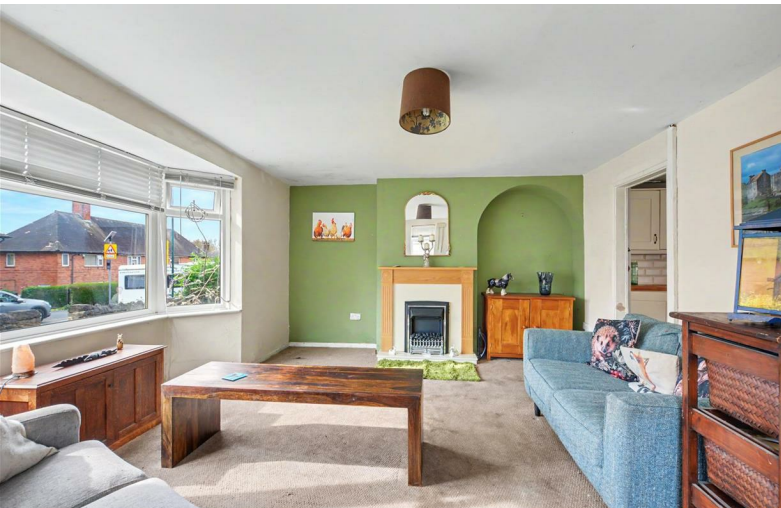




Denewood Crescent,
Nottingham,
NG8 3DA

£215,000 Freehold



A traditionally styled and constructed 1950's built three-bedroom end-terrace house.

Offering generous proportions throughout this excellent house has a well presented interior and displays further potential for extensions and remodelling subject to the necessary consents.

In brief the internal accommodation comprises entrance hall, WC, lounge, and kitchen diner. Rising to the first floor are three good-sized bedrooms and a bathroom.

Outside the property has a drive providing car standing, and a generous garden.

Well placed for a range of local amenities including shops, schools, and excellent transport links, this great property will appeal to a variety of potential purchaser but is considered ideal for a first time buyer or family.



Entrance Hall

A composite entrance door, radiator and stairs off to first floor landing.

Downstairs WC

Fitted with a WC, part tiled walls and UPVC double glazed window.

Sitting Room

16'11" x 14'8" (5.16m x 4.48m)

UPVC double glazed bay window to the front and further UPVC double glazed window to the side, electric fire with Adam style surround and radiator.

Kitchen Diner

13'8" x 12'7" (4.17m x 3.86m)

Fitted wall and base units, wooden work surfacing with tiled splashback, Belfast style sink with mixer tap, a Flavel Range style cooker, plumbing for a washing machine, radiator, UPVC double glazed window and door to the exterior, and a walk-in pantry cupboard.

First Floor Landing

With loft-hatch.

Bedroom One

12'9" x 9'6" plus recess (3.89m x 2.90m plus recess)

Three UPVC double glazed windows and a radiator.

Bedroom Two

11'6" x 9'5" (3.53m x 2.88m)

Two UPVC double glazed windows, one radiators and a cupboard housing the Worcester boiler.

Bedroom Three

9'9" x 7'1" (2.98m x 2.18m)

UPVC double glazed window and radiator.

Bathroom

A three-piece suite comprising WC, wall-mounted wash-hand basin, bath with Triton shower over, part tiled walls, radiator, UPVC double glazed window and extractor fan.

Outside

The property has a walled boundary and a gated drive which provides car standing. The property has a garden to three sides with an outside tap, borders, lawn and paving.

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: Rear access to next door

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

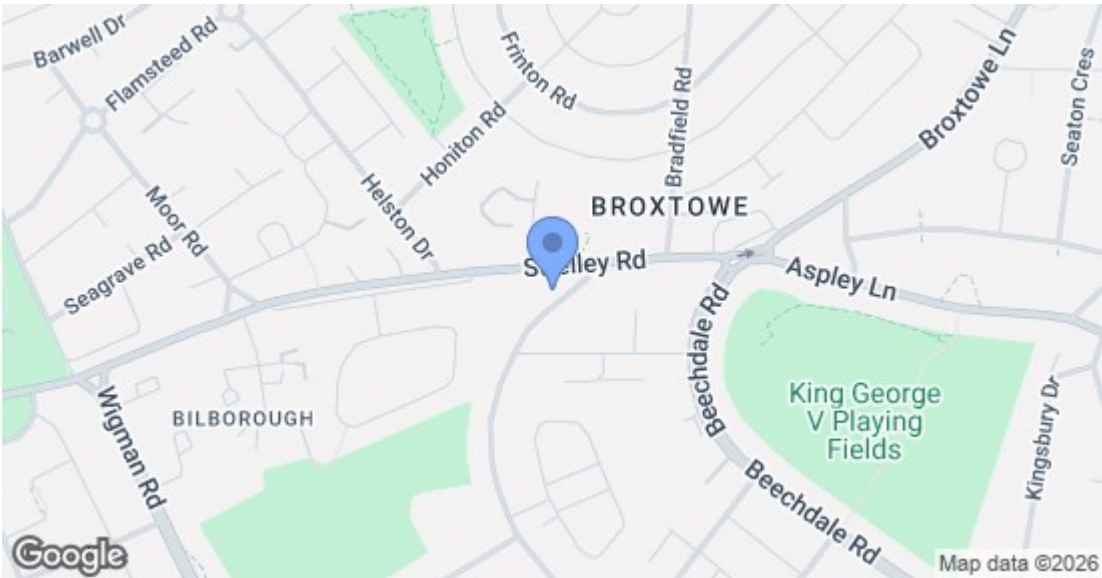
Does the property have spray foam in the loft?: No

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	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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