

Yatesbury Crescent,  
Strelley, Nottingham  
NG8 3AU

**£250,000 Freehold**



A well-proportioned four-bedroom semi-detached house with a detached garage.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links, the A52 and M1 for journeys further afield, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation comprises: entrance hall, open plan lounge diner, kitchen, and a WC/utility to the ground floor, with four good sized bedrooms and a family bathroom to the first floor.

To the front of the property there is a low maintenance garden with an artificial lawn, stocked borders and a paved driveway leading down the side of the property to the garage at the rear, and gated side access to the enclosed and generous rear garden which includes a concrete patio overlooking the lawn beyond, raised and stocked beds and borders.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, along with chain free vacant possession, this great property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, radiator, useful under stair storage space and door to the lounge diner.

### Lounge Diner

22'5" x 14'4" reducing to 11'2" (6.85m x 4.37m reducing to 3.42m)

A carpeted reception room with gas fire with Adam-style mantle, two radiators, UPVC double glazed bay window to the front, and UPVC double glazed sliding patio door to the rear.

### Kitchen

15'3" x 9'7" (4.66m x 2.94m)

With a range of wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, integrated double electric oven, integrated gas hob with extractor fan over, laminate flooring, tiled splashback, integrated fridge freezer, radiator, spotlights, UPVC double glazed window to the side, UPVC double glazed door with flanking window to the rear and a door to the WC/utility.

### WC/Utility

6'9" x 6'0" (2.06m x 1.83m)

Fitted with a low level WC, pedestal wash hand basin, plumbing for a washing machine, space for a second fridge freezer, laminate flooring and UPVC double glazed window to the side.

### First Floor Landing

With loft hatch, and doors to the bathroom and four bedrooms.

### Bedroom One

13'3" x 9'11" (4.05m x 3.03m)

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Two

11'0" x 9'11" (3.36m x 3.03m)

A carpeted double bedroom with radiator and UPVC double glazed window to the rear and side.

### Bedroom Three

12'2" x 8'8" (3.73m x 2.65m)

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

### Bedroom Four

12'2" x 6'1" (3.73m x 1.87m)

A carpeted bedroom with UPVC double glazed window to the side, radiator, useful built in storage cupboard and 'Worcester' combination boiler.

### Bathroom

Incorporating a four piece suite comprising: panelled bath, shower, pedestal wash hand basin, low level WC, tiled flooring and walls, radiator, and UPVC double glazed window to the front.

### Outside

To the front of the property there is a low maintenance garden with an artificial lawn, stocked borders and a paved driveway leading down the side of the property to the garage to the rear, and gated side access to the enclosed and generous rear garden which includes a concrete patio overlooking the lawn beyond, raised and stocked beds and borders.

### Garage

17'11" x 9'4" (5.47m x 2.87m)

With double doors to the front, power, window and pedestrian to the side, and a brick built store at the back.

### 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

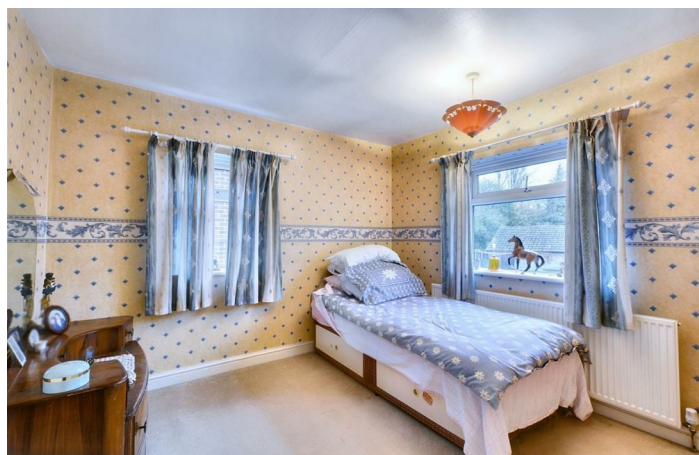
Planning Permissions/Building Regulations: None

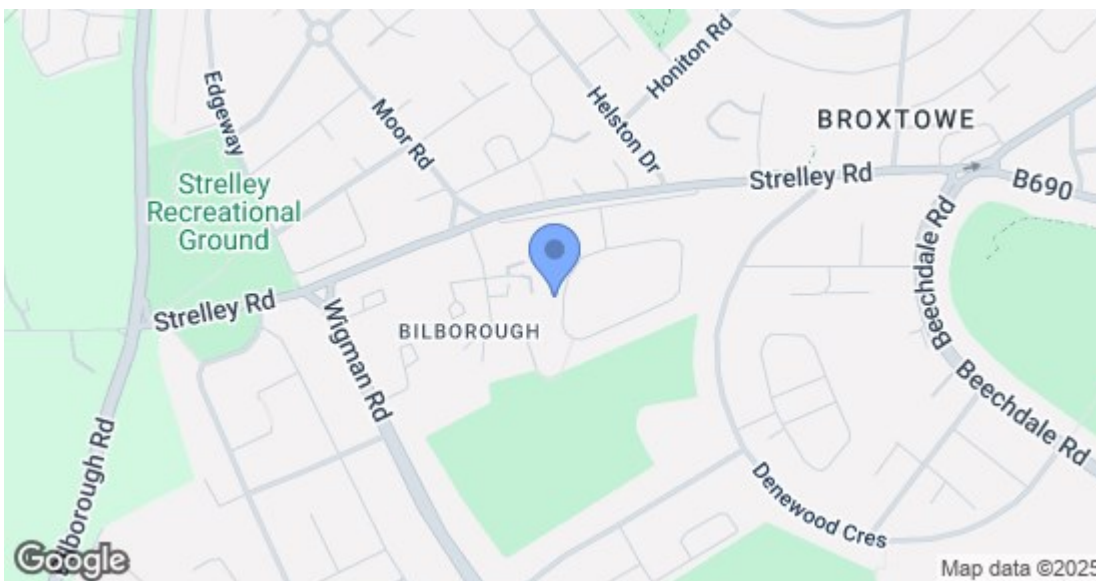
Accessibility/Adaptions: None

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			84
(81-91) B			
(69-80) C		72	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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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