



Yatesbury Crescent  
Strelley, Nottingham NG8 3AT

AN EXTREMELY WELL PRESENTED THREE  
BEDROOM SEMI DETACHED HOUSE.

**£215,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

Being brought to the market for the first time in over 30 years, this extremely well presented property has accommodation over two floors. This comprises entrance hall, spacious front to back living room, and dining kitchen to the ground floor. The first floor landing then provides access to three bedrooms and bathroom.

The property also benefits from gas fired central heating, double glazing, off-street parking and well maintained and landscaped gardens to the rear.

The property is situated in this popular and established residential location within close proximity of excellent nearby shopping facilities, amenities, schooling and transport links such as the A52, M1 and tram stops nearby.

We believe that the property would make an ideal first time buy or young family home.



## ENTRANCE HALL

9'1" x 3'3" (2.78 x 1.00)

uPVC panel and double glazed front entrance door with full height double glazed window to the side of the door, laminate flooring, staircase rising to the first floor, radiator, decorative coving, double storage cupboard. Door to living room.

## LIVING ROOM

23'1" x 11'3" (7.04 x 3.43)

Double glazed window to the front (with fitted blinds), uPVC panel and double glazed French doors opening out to the rear garden, radiator, laminate flooring, decorative coving and ceiling roses, wall light points, laminate flooring.

## KITCHEN

19'1" x 7'8" (5.82 x 2.35)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with granite effect roll top work surfaces with inset single sink and draining board with central mixer tap. Fitted four ring hob with extractor over and oven beneath, plumbing for washing machine, space for full height or double size American style fridge/freezer and adjacent tumble dryer space, useful understairs storage closet, double glazed windows to the side and rear (the rear with fitted roller blind), decorative coving, tiled floor, uPVC panel and double glazed side exit door back to outside.

## FIRST FLOOR LANDING

Doors to all three bedrooms and bathroom. Loft access point to a partially boarded and insulated loft space. Boiler closet housing the gas fired central heating boiler with additional storage/shelving space.

## BEDROOM ONE

11'9" x 10'3" (3.59 x 3.13)

Double glazed window to the front (with fitted blinds), radiator, coving, laminate flooring, useful fitted overstairs storage cupboard.

## BEDROOM TWO

11'3" x 7'6" (3.45 x 2.31)

Double glazed window to the rear overlooking the rear garden, radiator, laminate flooring, coving.

## BEDROOM THREE

11'8" x 5'10" (3.58 x 1.80)

Double glazed windows to the front and side (both with fitted blinds), radiator, decorative coving, useful overstairs storage cupboard.

## BATHROOM

7'7" x 5'10" (2.33 x 1.78)

Modern white three piece suite comprising panel bath with central

swan neck mixer tap, mains shower, foldaway glass shower screen, wash hand basin with mixer tap, push flush WC. Tiling to the walls, spotlights, extractor fan, double glazed window to the rear (with fitted roller blind), chrome ladder towel radiator.

## OUTSIDE

Lowered kerb entry point to a driveway providing off-street parking for two cars side-by-side with decorative stone chippings and access to the front entrance door.

## TO THE REAR

The rear garden is extremely well maintained and landscaped, enclosed by timber fencing with concrete posts and gravel boards to the boundary line, good size initial paved patio seating area (ideal for entertaining) with access from uPVC doors from the living room. Decorative picket fence with matching gate which then provides access onto the garden lawn, with planted chipped bark borders housing a variety of bushes and shrubbery to the boundary line. In the top left hand corner of the garden, there is a timber storage shed and within the garden itself there are external lighting points and water tap. Pedestrian gated access then leads down the side of the property through to the front driveway. Down the side of the property, there is an additional lighting point and uPVC double glazed door entrance into the kitchen.

## DIRECTIONAL NOTE

Leave Stapleford towards Bramcote joining the roundabout with Coventry Lane. Proceed past Bramcote Crematorium. Continue along, crossing the roundabout adjacent to Bilborough College and take a right hand turn at the Strelley crossroads. Continue along and take a right hand turn onto the slip road, before eventually taking a right turn onto Yatesbury Crescent. Follow the bend in the road round to the left and the property can be found on the left hand side, identified by our For Sale board.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Sewage – Mains supply

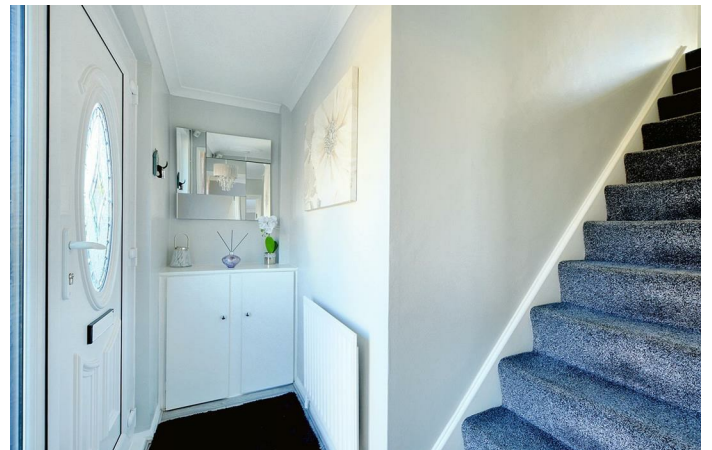
Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

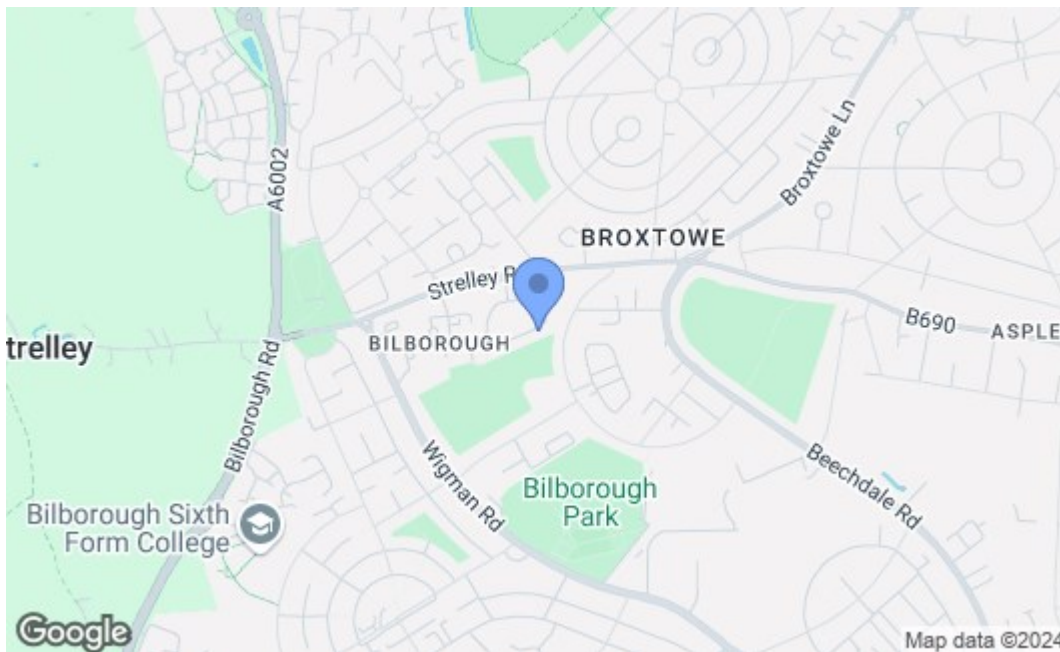
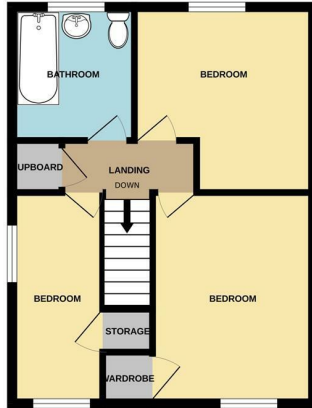
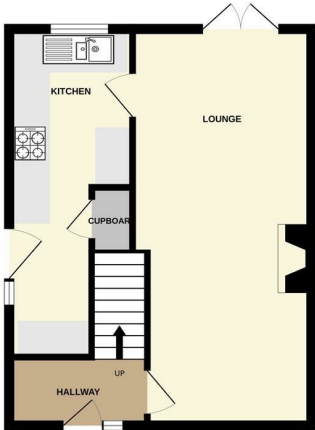
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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>		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	

These details 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.