



Revill Crescent
Stapleford, Nottingham NG9 8EH

A THREE BEDROOM SEMI DETACHED
HOUSE.

£200,000 Freehold



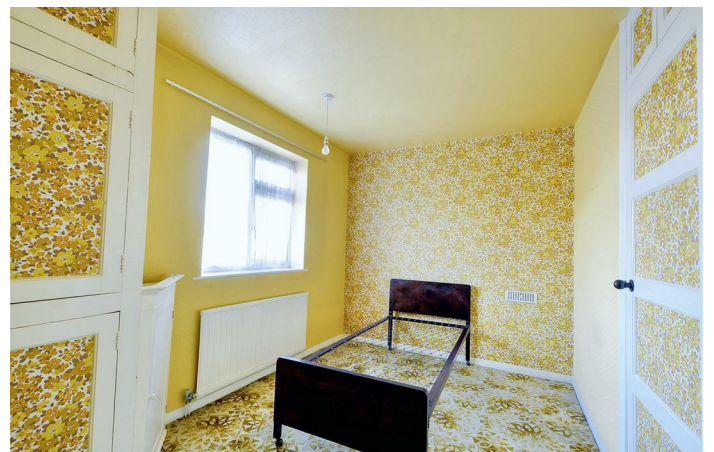
A traditional three bedroom semi detached house offered for sale with NO CHAIN in a small cul de sac location.

The property is set back from the road on a generous garden plot, currently with no off-street parking (although it may be possible to apply for a drop kerb and off-street parking facility as others have on the street, subject to the necessary permissions, etc.). The property enjoys good size gardens to the front and rear and is situated on a small residential cul de sac within this popular residential suburb. Great for families and commuters alike as schools for all ages are within easy reach as are good transport links to the larger nearby towns and cities.

The property benefits from gas fired central heating served from a combination boiler (installed in 2023) and double glazed windows. The property would benefit from modernisation and improvement, offering fantastic potential to owner/occupiers to put their own mark upon it.

The accommodation currently comprises entrance hall, through lounge/diner and kitchen. A rear lobby provides access to useful outbuildings. To the first floor, the landing provides access to three well proportioned bedrooms, bathroom and separate WC.

Offered for sale with NO CHAIN, internal viewing is recommend to appreciate the potential on offer.



ENTRANCE HALL

Double glazed front entrance door. Radiator, stairs to the first floor.

THROUGH LOUNGE/DINER

20'2" x 15'0" reducing to 9'0" (6.15 x 4.58 reducing to 2.75)

Two radiators, double glazed windows to the front and rear elevations. Door to kitchen.

KITCHEN

11'9" x 9'7" (3.59 x 2.93)

A basic range of wall and base units with work surfacing and stainless steel sink unit with single drainer. Walk-in pantry, radiator, cupboard housing the gas combination boiler (for central heating and hot water). Two double glazed windows and door to rear lobby.

REAR LOBBY

Double glazed doors to the side elevation and also to the rear garden. Door to outbuilding.

FIRST FLOOR LANDING

Double glazed window.

BEDROOM ONE

11'6" x 12'5" reducing to 9'9" (3.53 x 3.8 reducing to 2.98)

Radiator, double glazed window to the front.

BEDROOM TWO

13'0" x 8'2" (3.98 x 2.50)

Fitted wardrobes and cupboard. Radiator, double glazed window to the rear.

BEDROOM THREE

8'5" x 6'2" increasing to 9'4" (2.58 x 1.89 increasing to 2.86)

Overstairs store cupboard, radiator, double glazed window to the front.

BATHROOM

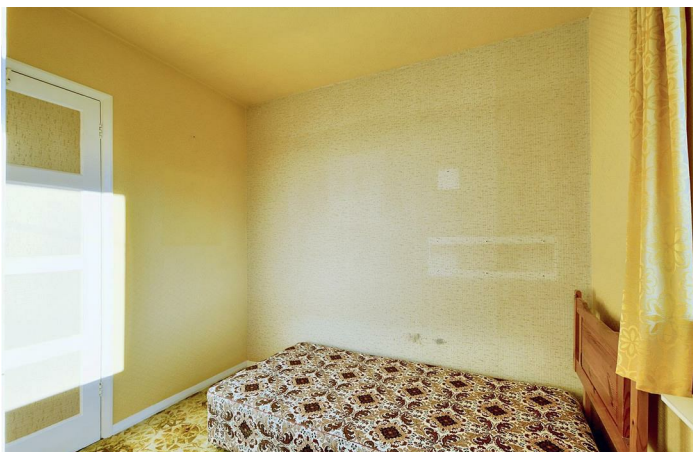
Two piece suite comprising wash hand basin and bath with electric shower over. Tiling to walls, radiator, double glazed window.

SEPARATE WC

Housing a low flush WC. Double glazed window.

OUTSIDE

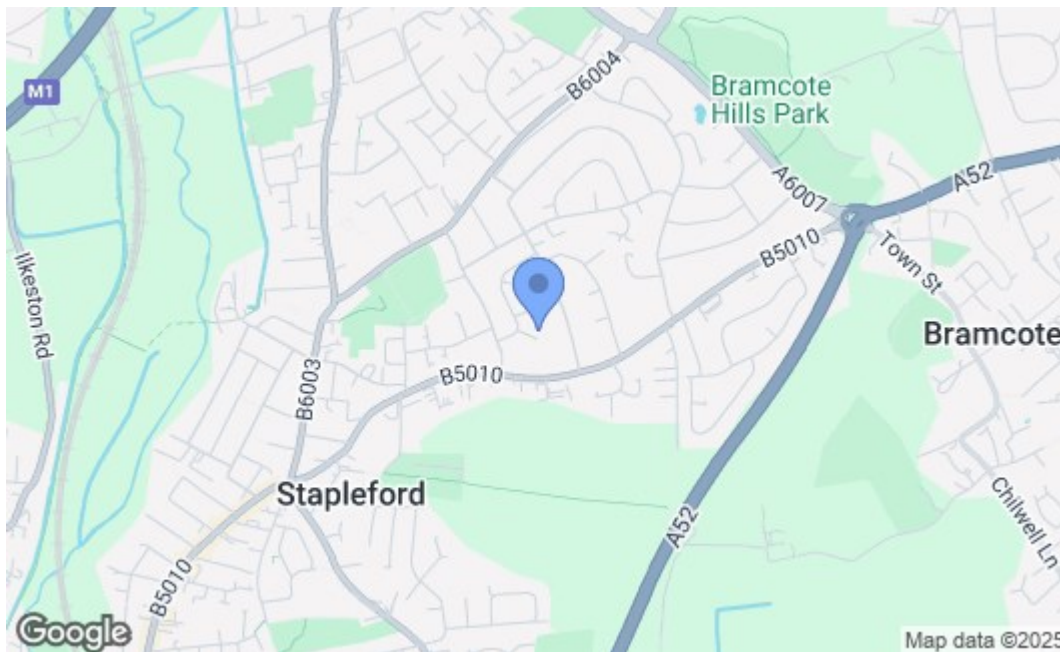
The property is situated in a small cul de sac and set back from the road with a deep front garden laid mainly to lawn, fencing, pedestrian access and pathway leading to the front door and along the side elevation. To the rear, the garden is enclosed, hedged and fenced-in, with patio area and generous garden laid to lawn with some shrubs. There is an attached brick store. The property currently does not have off-street parking. However, it may be possible to apply to the Local Authority to have a drop kerb and provide off-street parking to the front, others on the street have. If applicable, any intending purchaser should make their own enquiries to the Local Authority in relation to this.



GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.