



**Yatesbury Crescent
Bilborough, Nottingham NG8 3AW**

Guide Price £185,000 Freehold

A SPACIOUS THREE-BEDROOM SEMI-DETACHED PROPERTY SITUATED IN BILBOROUGH, NOTTINGHAM.



**** IDEAL INVESTMENT PROPERTY - A SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY ****

Tucked away on a quiet road with ample off-street parking and front and rear gardens, this property offers a great place for families to enjoy!

The accommodation comprises an entrance hallway, a generous bay fronted lounge diner, kitchen diner with fitted units and a WC to the ground floor. On the first floor, the landing provides access to three well-proportioned bedrooms and family bathroom.

To the front of the property there is a large driveway providing off the road parking and a garden laid to lawn. To the rear, there is an enclosed rear garden with a paved patio, large garden laid to lawn and a freestanding sectional garage offering ample storage space.

Suited to a wide range of buyers, including first-time buyers, young families and long-term buy to let property investors. The property is currently tenanted and can be sold with the tenant. Only on viewing the property internally can the accommodation be fully appreciated.

Situated in this popular and convenient residential suburb, close to local amenities, including schools, local shops and good transport facilities.

Benefitting from parking, double glazing and in a clean and tidy condition being offered for sale with NO UPWARD CHAIN.



Entrance Hallway

UPVC double glazed door to the side elevation leading into the Entrance Hallway with UPVC double glazed windows to the side. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Carpeted staircase to the First Floor Landing. Open through to the Kitchen Diner. Internal door leading into the Ground Floor WC

Kitchen Diner

13'01 x 11'08 approx (3.99m x 3.56m approx)
UPVC double glazed windows to the rear elevation and UPVC double glazed door leading to the enclosed rear garden. Laminate flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light points. Coving to the ceiling. Range of fitted wall and base units incorporating laminate worksurfaces above. Stainless steel sink and drainer unit with swan neck dual heat tap. Integrated oven. 4 ring gas hob with stainless steel extractor unit above. Space and point for freestanding fridge freezer. Space and plumbing for an automatic washing machine. Built-in under the stairs storage cupboard. Built-in pantry cupboard housing Worcester Bosch gas central heating boiler with light and power. Internal door leading into the Lounge Diner

Lounge Diner

12'11 x 20 approx (3.94m x 6.10m approx)
UPVC double glazed bay fronted window to the front elevation and UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature decorative fireplace surrounding incorporating a stone back panel, tiled hearth and stone mantle

Ground Floor WC

5'06 x 2'10 approx (1.68m x 0.86m approx)
UPVC double glazed window to the side elevation. Laminate flooring. Ceiling light point. Low level flush WC

First Floor Landing

UPVC double glazed windows to the side and rear elevations. Carpeted flooring. Ceiling light point. Coving to the ceiling. Loft access hatch. Airing cupboard housing hot water cylinder with further shelving. Internal door leading into Bedroom 1, 2, 3 and Family Bathroom

Bedroom 1

13'11 x 10'10 approx (4.24m x 3.30m approx)
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

Bedroom 2

11 x 8'9 approx (3.35m x 2.67m approx)
UPVC double glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in wardrobe

Bedroom 3

10 x 8'7 approx (3.05m x 2.62m approx)
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

Family Bathroom

5'7 x 5'6 approx (1.70m x 1.68m approx)
UPVC double glazed window to the rear elevation. Tiled splashbacks. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a walk-in shower enclosure with Triton electric shower unit, pedestal wash hand basin with hot and cold taps and a low level WC

Front of Property

To the front of the property there is a large driveway providing off the road parking, a garden laid to lawn with trees and shrubbery, fencing and hedging to the borders. Secure gated access to the rear of property

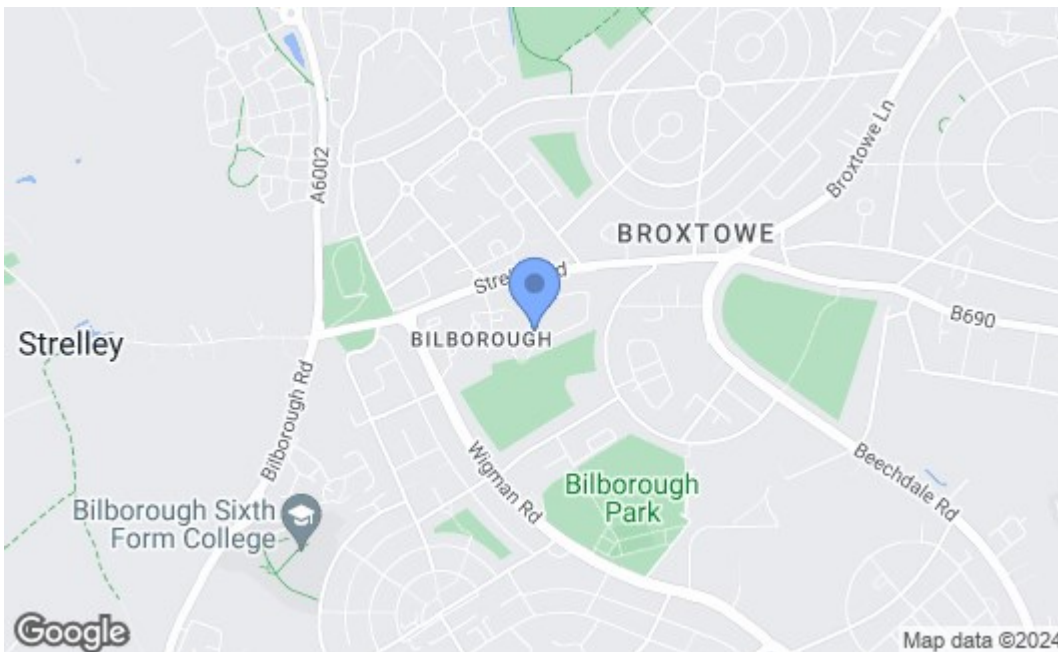
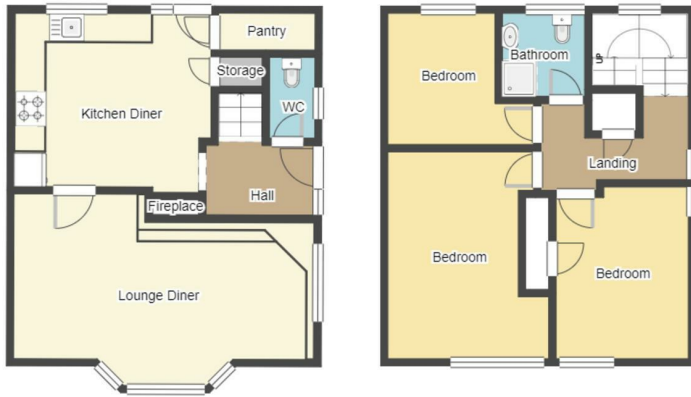
Rear of Property

To the rear of the property there is an enclosed rear garden with a paved patio, large garden laid to lawn with fencing and hedging to the borders. Secure gated access to the front of property. Freestanding sectional garage

Agents Notes: Additional Information

Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky
Broadband Speed: Standard 20mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(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.