



**174 Cranwell Road, Strelley, NG8 6NU**  
Guide Price £125,000-£135,000 Freehold

  
**MARTIN&CO**



## Cranwell Road, Strelley

2 Bedrooms, 1 Bathroom

Guide Price £125,000-£135,000

- Two/Three Bedroom Mid-Terrace
- Ideal Investment Opportunity - Tenants Until 2023
- 5.5% Yield
- Enclosed Rear Garden
- On Road Parking
- Gas Central Heating

\*\*\*ATTENTION INVESTORS - TENANTS IN SITU UNTIL JANUARY 2023 - 5.5% Yield!\*\*\* GUIDE PRICE £125,000-£135,000. Two/Three Bedroom Mid-Terraced house situated in this popular residential location. The property briefly comprises of an entrance hall/dining area, reception room, kitchen, two double bedrooms and a further small single bedroom/study and bathroom.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	67
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	81
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	64
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



**HALLWAY** 23' 00" x 5' 10" (7.01m x 1.78m) Accessed via an external uPVC door with stairs rising to the first floor, archway through to the reception room, phone point and wood effect laminate flooring and then leading through to a dining/study area with access to the kitchen, external uPVC door to the rear garden, storage cupboard, wall mounted radiator and two ceiling lights.

**RECEPTION ROOM** 15' 2" x 11' 2" (4.62m x 3.4m) With wood effect laminate flooring, uPVC double glazed window to the front elevation, electric fire, wall mounted radiator, TV Aerial and ceiling light.

**KITCHEN** 7' 6" x 11' 2" (2.29m x 3.4m) With a range of fitted wall and base units with rolled edge worktop over incorporating a stainless steel one and half sink and drainer, splash back tiling, integrated electric oven, gas hob and extractor over, washing machine plumbing and dryer point, wall mounted combi boiler (installed in December 2016), uPVC double glazed window to the rear, vinyl floor covering and ceiling light.

**LANDING** With wood effect laminate flooring, storage cupboard, two ceiling light, loft hatch and access to all first floor rooms.

**BEDROOM ONE** 12' 6" x 8' 11" (3.81m x 2.72m) With wood effect laminate flooring, wall mounted radiator, uPVC double glazed window to the rear elevation and two ceiling lights.

**BEDROOM TWO** 10' 4" x 10' 1" (3.15m x 3.07m) With wood effect laminate flooring, wall mounted radiator, uPVC double glazed window to the front aspect and ceiling light.

**BEDROOM THREE/STUDY** 6' 10" x 7' 2" (2.08m x 2.18m) With wood effect laminate flooring, wall mounted radiator, uPVC double glazed window to the front aspect and ceiling light.

**BATHROOM** With fitted white suite comprising of a bath with chrome mixer taps and shower attachment

over, low flush w.c, pedestal wash basin, wall mounted radiator, two opaque uPVC double glazed windows to the rear and vinyl floor covering.

**EXTERNAL** The property offers an enclosed rear garden which is mainly laid to lawn with pond, raised decking area and outhouse storage. To the front of the property there is on road parking available.







## Martin & Co Beeston

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

