

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



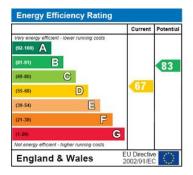
Cranwell Road, Strelley

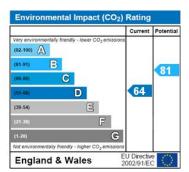
2 Bedrooms, 1 Bathroom

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.











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.

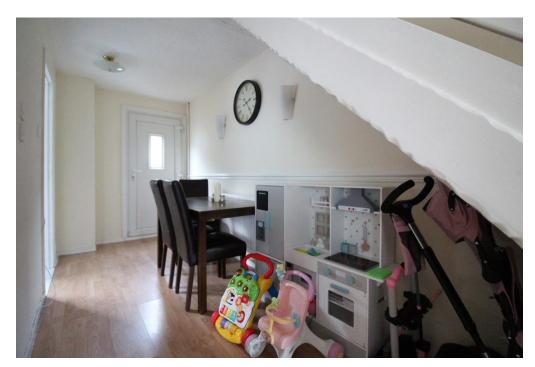
BEDROOM TWO 10' 4" x 10' 1" (3.15m x 3.07m) With wood effect laminate flooring, wall mounted radiator, uPVC double glazed window to the front aspect and ceiling light.

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.

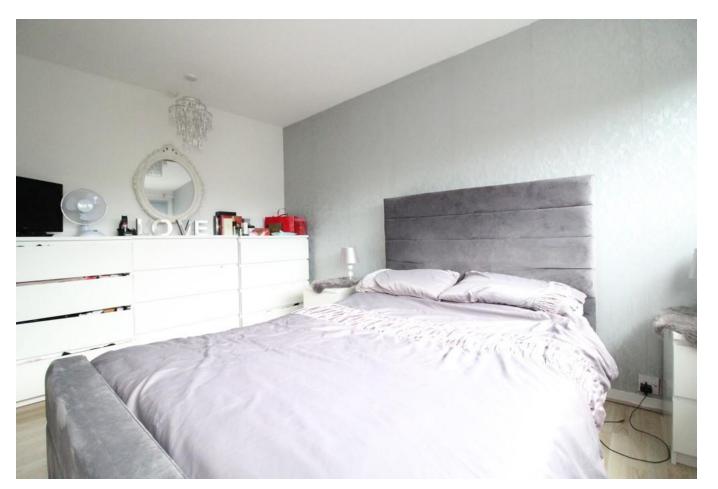
BATHROOM With fitted white suite comprising of a bath with chrome mixer taps and shower attachment

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.













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