



45 The Crescent, Stapleford, Nottingham, Nottinghamshire, NG9

Asking Price £169,995

45 The Crescent, Nottingham NG9 8JA

**** Ideal Investment purchase with tenants in situ****

Tassi Sales & Lettings are delighted to present this family home with great potential situated conveniently close to local amenities and being in a popular location. However is also an excellent investment property with tenants in situ paying £1000pcm.

This three bedroom semi-detached home benefits from gas central heating and UPVC double glazing. In brief the accommodation comprises of entrance hall, lounge, kitchen and diner. To the first floor there are three good sized bedrooms, family bathroom and separate WC.

To the rear is an enclosed, low maintenance garden mainly laid to lawn with hedge boundaries with the front mainly laid to lawn with path leading to the entrance door. The Crescent is ideally located within easy reach of local schools, shops, amenities and a variety of recreational areas.



Council Tax Band: A



Ground Floor

Entrance Hall

UPVC entrance door, ceiling light point and access to :-

Lounge

A spacious room with a double glazed window to the front elevation, ceiling light point, carpet flooring and fireplace.

Kitchen

UPVC window to the side and rear aspect, fitted with a range of wall and base units with rolled edge work surfaces over, sink, with mixer tap, space and plumbing for a washing machine, space for fridge freezer, built in electric oven & hob with extractor over, laminate flooring and radiator.

Dining Room

A spacious room with a double glazed window to the rear elevation, ceiling light point, laminate flooring and radiator.

First Floor

Bedroom One

UPVC window to the front elevation, ceiling light point and radiator.

Bedroom Two

UPVC window to the front elevation, ceiling light point and radiator.

Bedroom Three

UPVC window to the rear elevation, ceiling light point and radiator.

Bathroom

Opaque UPVC double glazed window to the rear elevation, part tiled walls, soft vinyl floor covering

Panelled bath and a wash hand basin.

WC

Opaque UPVC double glazed window to the rear elevation, part tiled walls, soft vinyl floor covering, low flush WC and radiator.

Outside

To the front of the property there is a low maintenance garden area mainly laid to lawn with path leading to the UPVC entrance door,

The rear the garden is laid mainly to lawn with brick built storage shed.

Currently Let

For further information, please contact Tassi Sales & Lettings.

Referral Arrangement Note

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them

Disclaimer

Disclaimer Notes

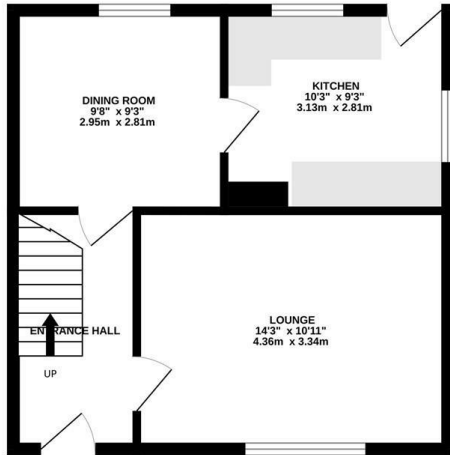
Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters.

These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.

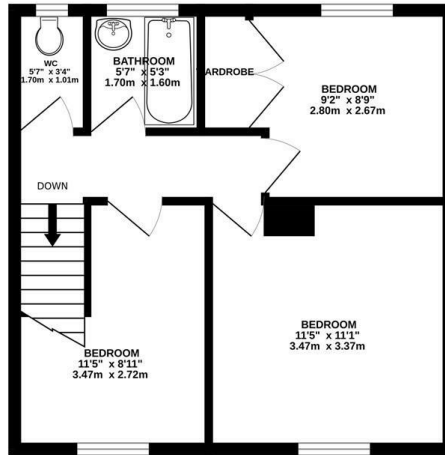
Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.

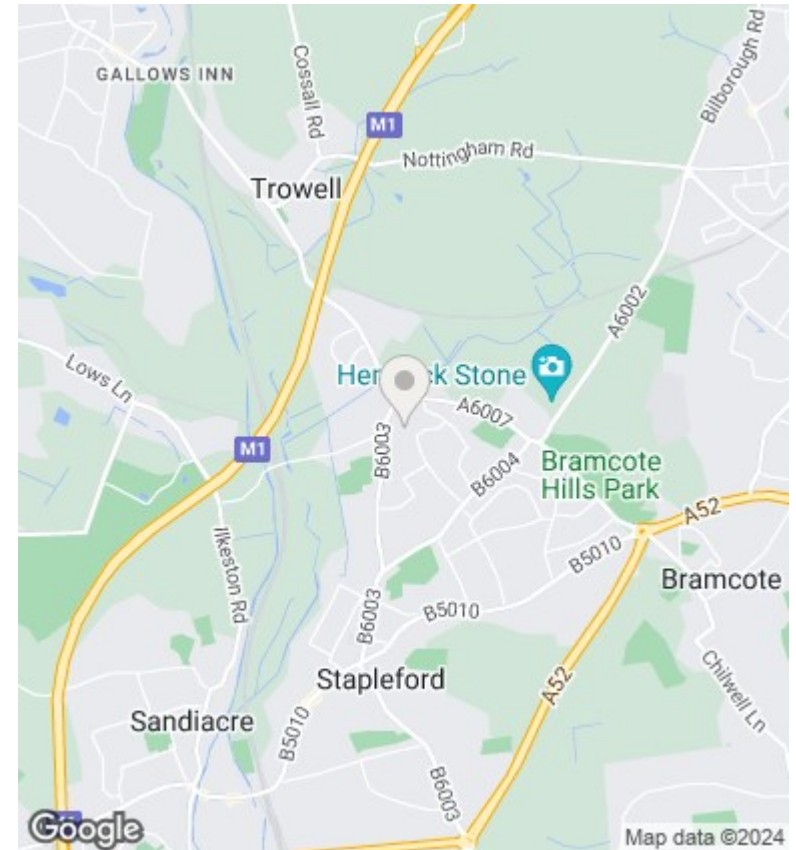
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Directions

Viewings

Viewings by arrangement only. Call 01159 474330 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	