



Sutton Passeys Crescent,  
Wollaton, Nottingham  
NG8 1BU

**£200,000 Freehold**





A 1920's built three-bedroom mid-terrace house, offering fabulous potential.

Requiring renovation and improvement, though offering fantastic potential for the incoming purchaser to upgrade and remodel to their taste and requirements, this property is offered to the market for the first time since the 1970's and has the benefit of chain free vacant possession.

In brief the internal accommodation comprises: entrance hall, sitting room, bathroom and kitchen to the ground floor, rising to the first floor are three bedrooms.

Outside the property has mature primarily lawned gardens to both front and rear, with well stocked beds and borders.

Occupying a sought-after and convenient residential location, overlooking picturesque views of Wollaton Park to the front, and being ideally situated for easy access to the QMC, The University of Nottingham, and centres of Beeston and Nottingham.





A panelled wooden entrance door with glazed fan light leads to entrance hall.

#### Entrance Hall

With stairs off to the first-floor landing, and meter cupboard.

#### Sitting Room

14'11" x 11'1" (4.57m x 3.40m )

Wooden windows to both front and rear, and a gas fire with tiled hearth and surrounding Adam-style mantle.

#### Bathroom

5'10" x 5'4" (1.79m x 1.64m )

Fitted with a WC, pedestal wash-hand basin, bath with shower off the taps, part tiled walls, and wooden window.

#### Kitchen

9'1" x 9'1" (2.79m x 2.79m )

Fitted wall and base units, single sink and drainer unit with mixer tap, cooker point, plumbing for a washing machine, wooden window, door to the exterior, and useful under stairs recess.

#### First Floor Landing

With loft-hatch

#### Bedroom One

14'11" x 9'1" (4.57m x 2.77m )

UPVC double glazed windows to front and rear, a walk-in cupboard housing the hot water cylinder, and original Adam-style fire surround.

#### Bedroom Two

11'2" x 7'10" (3.42m x 2.39m )

UPVC double glazed window, and fire surround.

#### Bedroom Three

8'0" x 6'10" (2.44m x 2.10m )

UPVC double glazed window.

#### Outside

To the front, the property has an established and mature garden, with path to the front door, flanked by primarily lawned gardens with well stocked beds and borders. To the rear the property has an enclosed garden with a

covered patio area, a primarily lawned garden with well stocked beds and borders with shrubs and trees and a timber shed.

#### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: None

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

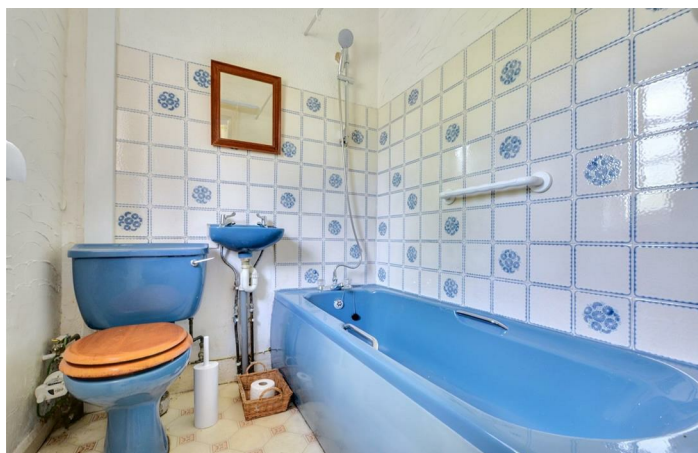
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

#### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.

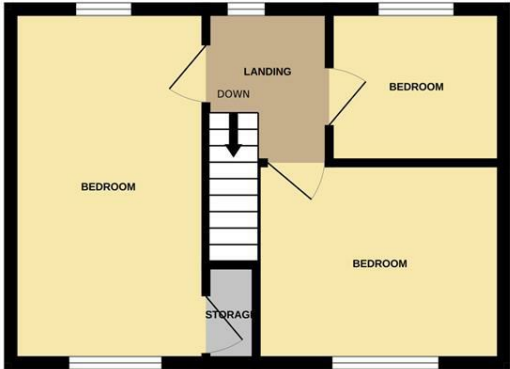




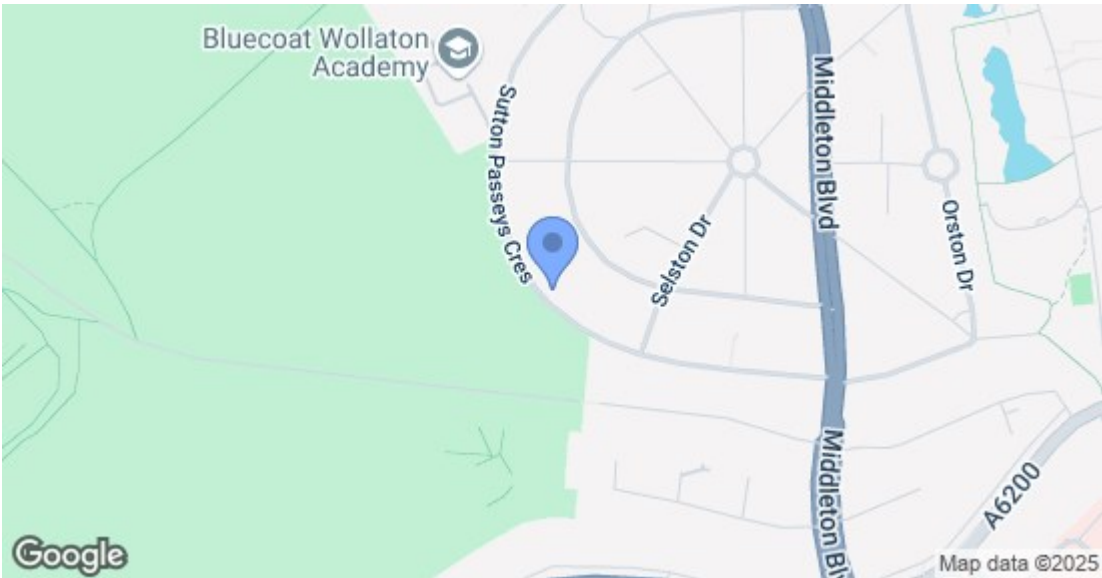
GROUND FLOOR



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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(1-20) G		
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		
(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 <sub>2</sub> emissions		
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