



5 Yvonne Crescent, Carlton, NG4 3AP

£195,000

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*Marriotts*



# 5 Yvonne Crescent Carlton, NG4 3AP

- Three bedrooms
- Kitchen with walk-in pantry
- Covered rear patio with heating
- Modern shower room
- Full length lounge diner
- Cul-de-sac location

A very well-presented three-bedroomed semi-detached house in a cul-de-sac position with a good-sized kitchen, full-length lounge-diner, modern shower room and a large covered patio with wall heater. Great location just a short walk from Tesco and Carlton train station! NO UPWARD CHAIN

£195,000



## Entrance Hall

UPVC double glazed front entrance door, radiator, laminate flooring, stairs to the first-floor landing and doors to both the lounge and kitchen.

## Lounge Diner

With raised inset coal effect gas fire, wood flooring, radiator and UPVC double-glazed front and rear windows.

## Kitchen

A range of wall and base units with granite effect worktops and doors in a medium Oak with an inset one-and-a-half bowl sink unit and drainer with tiled splashbacks. Integrated electric oven, four-ring halogen hob and filter hood along with plumbing for a washing machine. Radiator, large under-stair shelved cupboard with light and separate shelved walk-in front pantry, which also houses the electric smart meter and fuse board. Two UPVC double-glazed side windows and UPVC double-glazed window and door to the rear garden.

## First Floor Landing

Loft access, radiator and UPVC double-glazed rear window.



### Bedroom 1

Built-in four-door wardrobe with overhead storage, UPVC double-glazed rear window and radiator.

### Bedroom 2

Built-in cupboard housing the Baxi combination gas boiler, UPVC double-glazed front window and radiator.

### Bedroom 3

UPVC double glazed rear window.

### Shower Room

Being fully shower boarded, the suite consists of a full-width cubicle with a chrome mains shower and second mixer, dual flush toilet and washbasin with vanity base cupboards. Chrome ladder towel rail, ceiling downlights incorporating the extractor fan and UPVC double-glazed rear window.

### Outside

To the front there is a walled plumb slate garden with Indian sandstone pathway leading to the front door and in turn side gated access to the rear with an outside tap. To the rear is a large full-width Indian sandstone patio with a polycarbonate covered canopy and wall-mounted electric heater. Steps down to an Indian sandstone patio/garden with raised timber planter, side garden area with plants, shrubs and garden shed and enclosed with a fenced perimeter.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band B

PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: bedroom cupboard

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: Octopus

MAINS ELECTRICITY PROVIDER: Octopus

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: Yes

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband



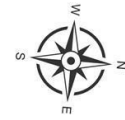
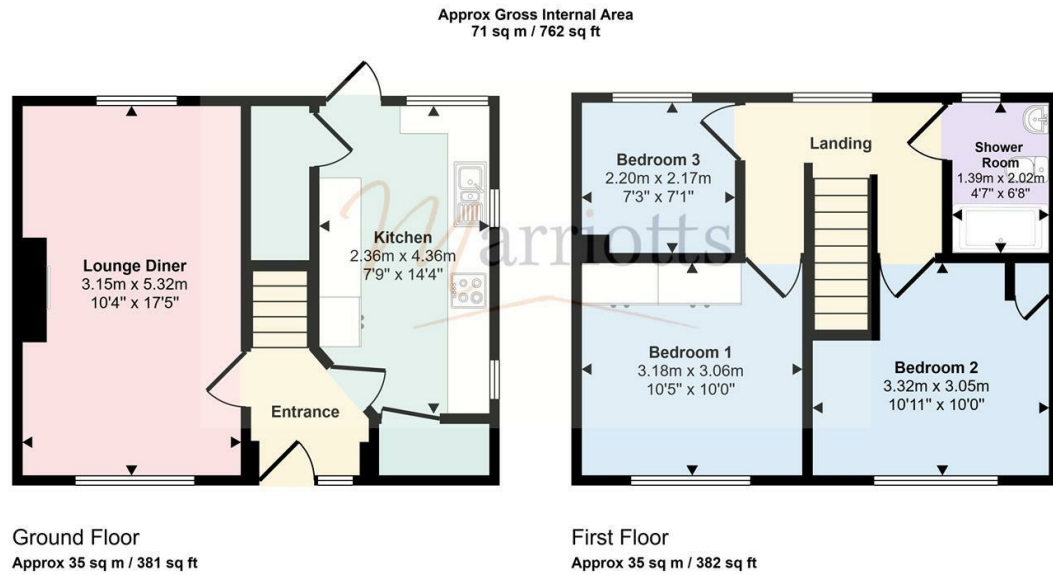




and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: stepped front and  
rear access







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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