



80 Yatesbury Crescent, Strelley, NG8 3AW

£200,000



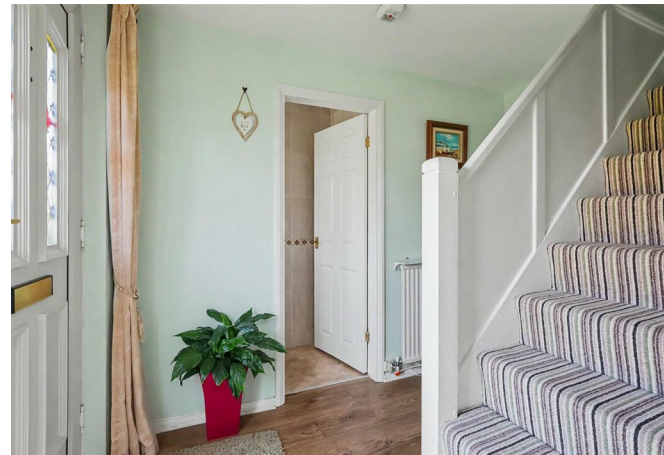
Marriotts



# 80 Yatesbury Crescent Strelley, NG8 3AW

- Mid terrace house
- Hall with downstairs toilet
- Bathroom with rain shower
- Three double bedrooms
- Modern kitchen with appliances
- Well maintained gardens

**GREAT FIRST TIME BUY!!** Yatesbury Crescent is located just off Strelley Road, with an Asda supermarket withing walking distance, in addition to a good selection of other local shops, takeaways and bus services to the city and surrounding areas. The property has an entrance hall with downstairs toilet, through lounge diner with coal effect gas fire and modern kitchen with oven & hob. Upstairs there are three double bedrooms and modern bathroom with mains rain shower over the bath. Outside, there are immaculate gardens to both the front and rear and the property is being sold with **NO UPWARD CHAIN!!**



**£200,000**



## Entrance Hall

With UPVC double-glazed front entrance door, wood laminate flooring, stairs to the first-floor landing, under-stairs cupboard housing the smart electric meter and RCD board. Doors to both the downstairs toilet and lounge diner.

## Downstairs Toilet

With fully tiled walls, toilet and UPVC double-glazed front window.

## Lounge Diner

UPVC double-glazed front and rear windows, marble fireplace and hearth with living flame coal-effect gas fire and Mahogany-coloured surround. Radiator, two wall light points, two ceiling light points and door through to the kitchen.

## Kitchen

A range of wall and base units with granite effect worktops with inset stainless steel sink unit and drainer and tiled splashbacks. Small matching breakfast bar, housing for an upright fridge freezer, plumbing for washing machine and integrated brushed steel trim electric oven, four-ring gas hob and extractor. Multiple LED downlights, under-stair shelved pantry cupboard, radiator and UPVC double-glazed window and door to the rear garden.

### First Floor Landing

With loft access, shelved airing cupboard and door to all bedrooms and bathroom.

### Bedroom 1

Built-in walk-in wardrobe, UPVC double-glazed front window and radiator.

### Bedroom 2

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

### Bedroom 3

UPVC double-glazed front window and radiator.

### Bathroom

Being fully tiled with contrasting marble effect floor covering, the suite consists of a shaped bath with glass screen and concealed fixed-head rain shower. Dual flush toilet and wash basin with vanity base cupboard, chrome ladder towel rail, LED downlights incorporating the extractor fan and UPVC double glazed rear window.

### Outside

To the front is a well-maintained garden, which is predominantly lawned with established borders containing a wide variety of shrubs, with a concrete post and fence panel perimeter. Shared passage leads to rear gated access and, in turn, to the rear garden. To the rear is a full-width paved patio enclosed with a dwarf brick wall, an outside tap and wall light. UPVC double-glazed door and window leads into the detached brick-built outbuilding with power. From the patio, steps lead down to the lawn, also with an established border. Bin store area to the rear of the outbuilding, garden shed and enclose the mixture of privet hedging and fencing to the perimeter.

### Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City - Band A

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: bedroom 2

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:







**MAINS WATER PROVIDER:** Severn Trent

**MAINS SEWERAGE PROVIDER:** Severn Trent

**WATER METER:** no

**BROADBAND AVAILABILITY:** Please visit Ofcom - Broadband and Mobile coverage checker.

**MOBILE SIGNAL/COVERAGE:** Please visit Ofcom - Broadband and Mobile coverage checker.

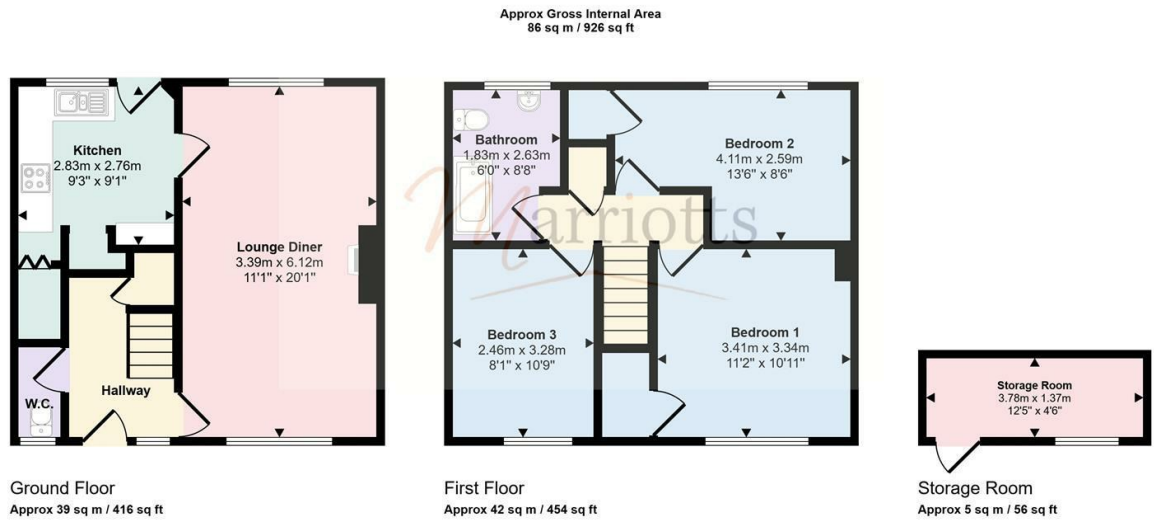
**ELECTRIC CAR CHARGING POINT:** not available.

**ACCESS AND SAFETY INFORMATION:** level access

**\*\*If you are buying for investment, this property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme [nottinghamcity.gov.uk](http://nottinghamcity.gov.uk), Please note that selective licensing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.**







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>		
(69-80) <b>C</b>		
(55-68) <b>D</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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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).