

Crawford Close, Nottingham, NG8 2AZ



Offers Over £270,000 Freehold



Situated less than a mile away from Fernwood School and a short walk to Wollaton Hall and Deer Park is this Three Bedroom Semi Detached home well positioned for the M1 motorway, junction 26, and shops. The property has a large Living Room and spacious Dining room, good sized plot and a driveway with garage. The property is also positioned within a small cul de sac and offer an ideal family home for FTB or Investment property. Call now to arrange a viewing and avoid disappointment.

The property comprises of:

Ground Floor

Hallway

Includes entrance to the property via UPVC door, single glazed window to side elevation, radiator, and stairs to 1st floor landing.

Living Room



Includes electric fireplace with marble hearth and surround and timber mantelpiece, radiator, and single glazed window to front elevation, under stairs storage and archway to dining room.

Dining Room



Includes double glazed sliding door to rear elevation into rear garden, radiator, and door to kitchen.

Kitchen



Includes rolltop worktops, range of wall and base units, stainless steel sink with stainless steel mixer tap, for ring gas hob, integrated electric oven, integrated extractor fan, space for washing machine, single glazed window to rear elevation, radiator, and UPVC door to side elevation into rear garden.

First floor

Landing

Includes doors to bedroom one, bedroom two, bedroom three, bathroom, airing cupboard, loft access, and single glazed window to side elevation.

Bedroom One



Includes fitted wardrobes and desk unit, radiator, and single glazed window to front elevation.

Bedroom Two



Includes radiator, built-in wardrobe with full-length mirrors, and single glazed window to rear elevation.

Bedroom Three

Includes radiator, built-in storage cupboard, and single glazed window to front elevation.

Bathroom

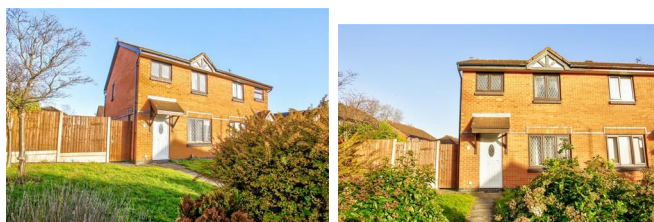


Includes bath with stainless steel mixer tap, electric shower, pedestal sink with stainless steel mixer tap, W.C, heated stainless steel towel rail, light up mirror, and single glazed window to rear elevation.

Airing Cupboard

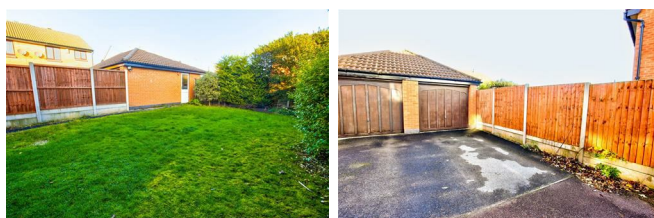
Includes Worcester boiler, and hot water cylinder, with linen storage.

External Front



To the front of the property is a garden with laid to lawn, established plants and shrubbery, fencing separating the rear garden and a concrete slab pathway leading to the front door. There is also a garage to the side of the property with a driveway detached from the actual property.

External Rear



To the rear of the property is a small concrete slatted patio area, laid to lawn, and privacy fencing surrounding with a side gate providing access to the front.

Other Information

The property is a Freehold tenure with a council tax band C and an EPC Rating D.

Viewings are strictly via Belvoir so please call today and arrange a viewing to avoid disappointment.

NOTE All the measurements given in the details are approximate.

NOTE Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

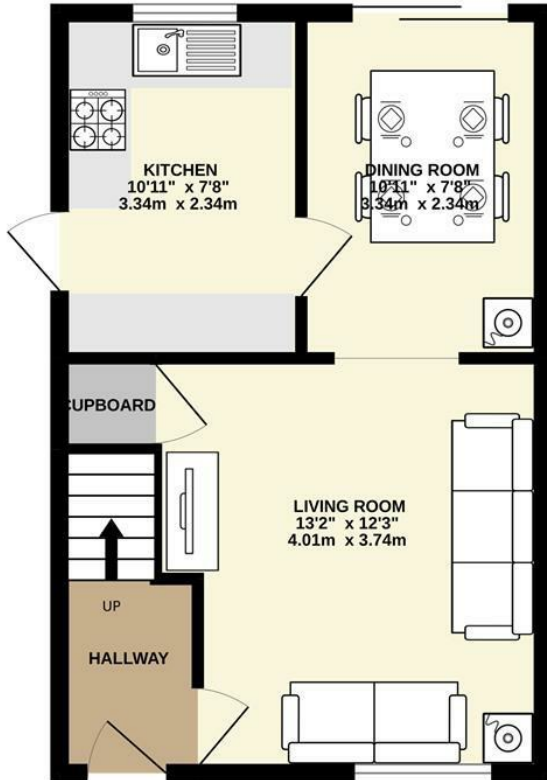
NOTE Belvoir, for themselves and the Vendors of the property, whose Agents they are, give notice that:
1 - These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract.

2 - No person in the employment of Belvoir has any authority to make or give any representation or warranty whatsoever in relation to the property.

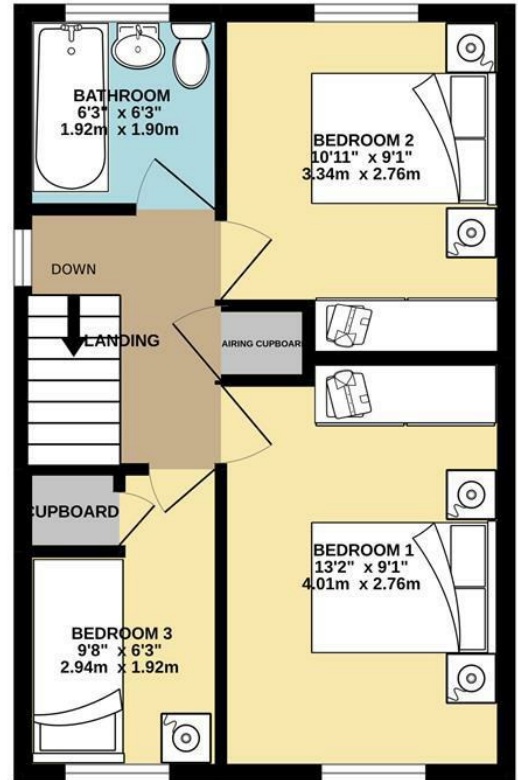
PURCHASE PROCEDURE All negotiations are conducted through Belvoir. Please contact our Sales Office if you wish to purchase this property before applying for a mortgage or contacting your solicitor, otherwise you may find that we have agreed a sale to another purchaser.

No responsibility can be accepted for any loss or expense incurred in viewing

GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.

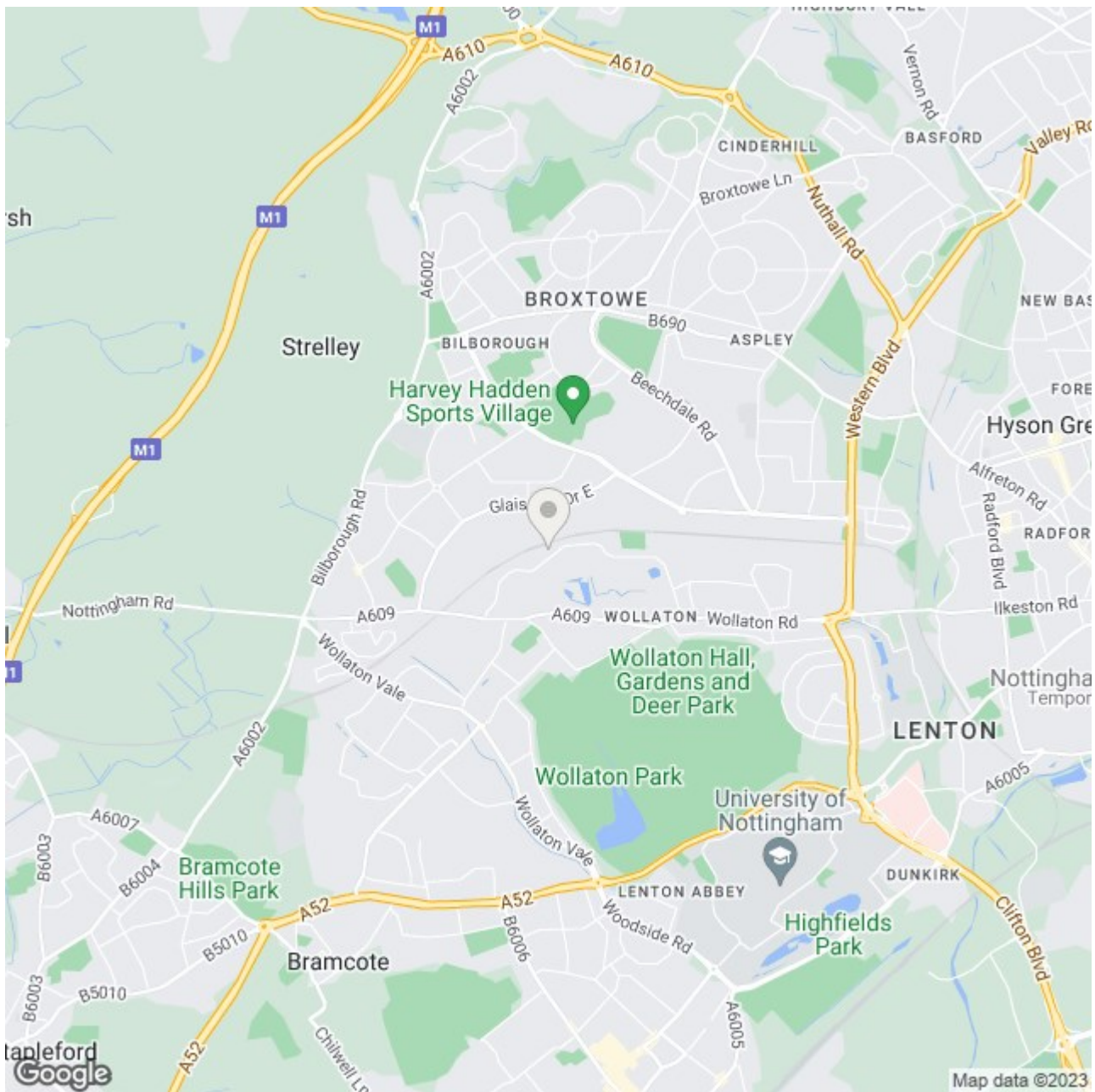


1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.7 sq.m.) approx.

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 ©2022



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & Wales EU Directive 2002/91/EC