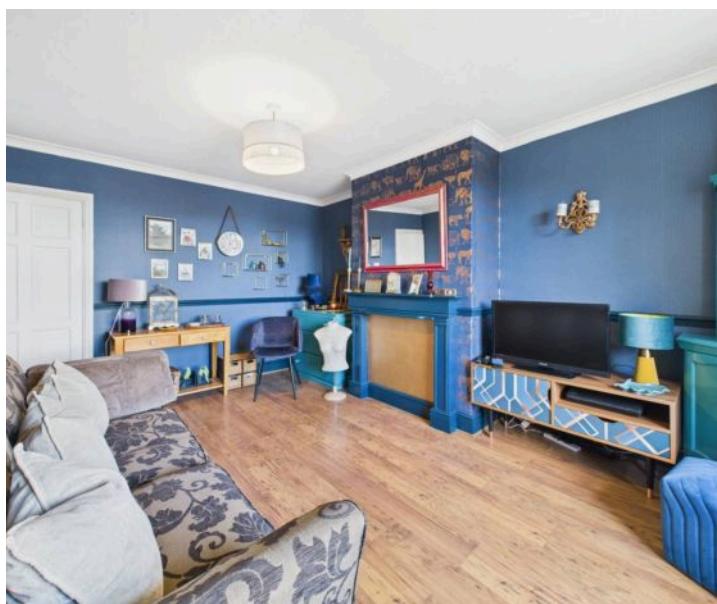




8 Yvonne Crescent, Carlton, Nottingham, NG4 3AP

Guide Price £180,000 - £190,000

DavidJames  
the estate agent



## 8 Yvonne Crescent

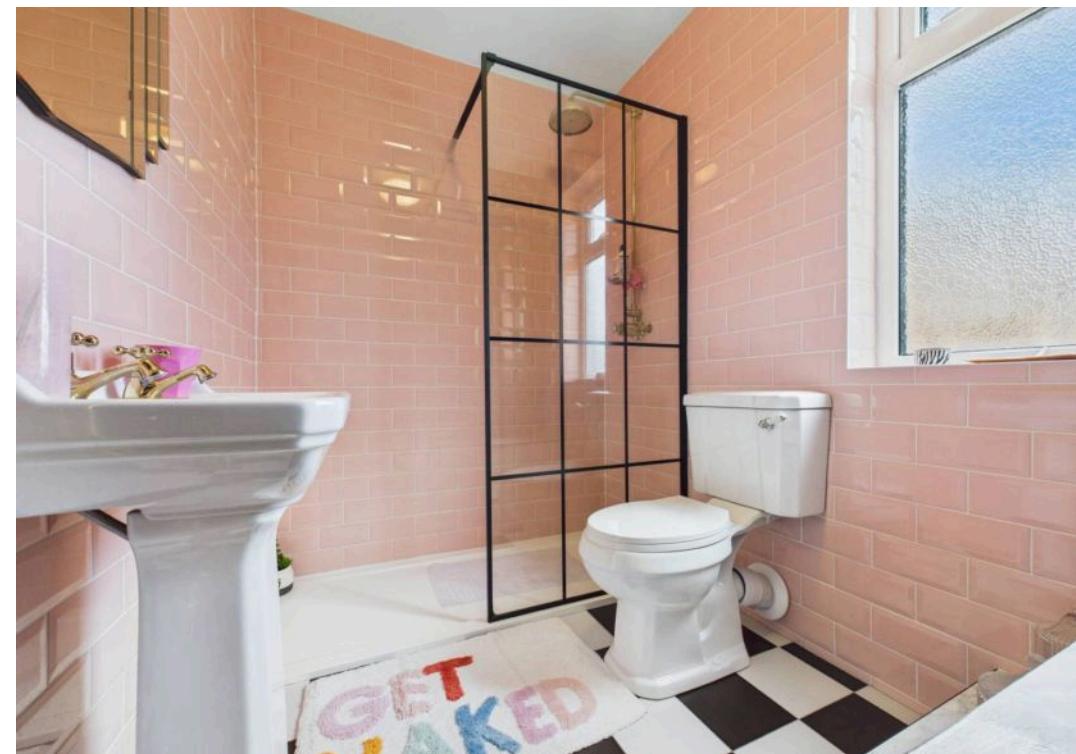
Carlton, Nottingham

Three bedroom semi-detached house with a lounge with laminate flooring, kitchen with integrated oven and hob, modern shower room and good sized lawned rear garden as well as a driveway.

Council Tax band: B

Tenure: Freehold

- Traditional style semi-detached house
- Three bedrooms
- Lounge with bay window and fireplace as well as laminate flooring
- Dining kitchen with integrated oven and hob, pantry cupboard and exposed floorboards
- Lean-to with door providing access to the Wc
- Modern first floor shower room/Wc with walk-in shower area and mains pressure shower
- Gas central heating, double glazing (majority UPVC)
- Good sized lawned rear garden with patio area
- Driveway provides off road parking for a single vehicle
- Close to Carlton Town Square and bus routes, views towards Gedling from the front elevation





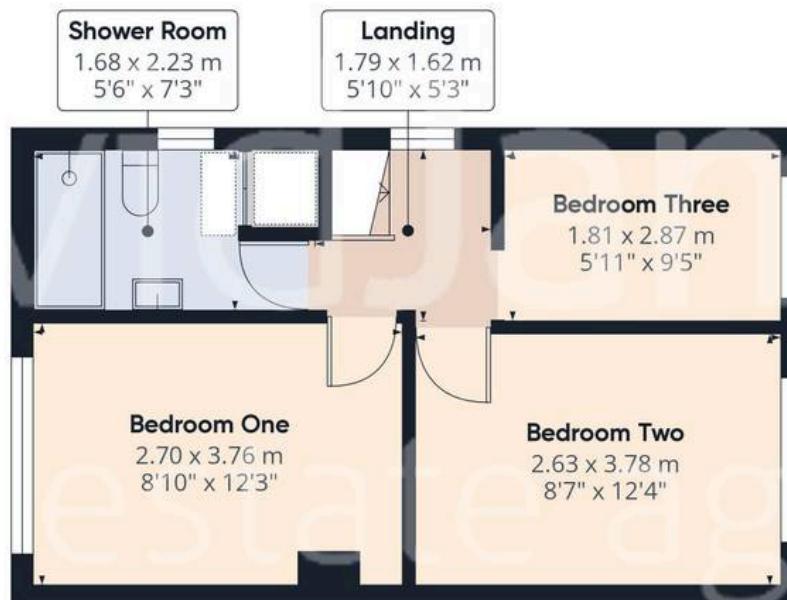
Floor 0

Approximate total area<sup>(1)</sup>

71.1 m<sup>2</sup>

765.31 ft<sup>2</sup>

DavidJames  
the estate agent



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



## David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.