



Fairbank Crescent

, Nottingham, NG5 4DF

£230,000



IDEAL FTB / BTL PRICED TO SELL

This three bedroom semi detached property is within walking distance of the cosmopolitan bustle of Sherwood where there are amenities for everyone.

Early viewing is highly recommended to save disappointment.



Description

This cosy three bed semi detached property briefly comprises of a hallway, lounge, kitchen / diner, three bedrooms and bathroom. To the outside there is an enclosed front garden, side access leading to the sun trap sunken patio garden.

Hallway

Entering the property through the front facing Upvc front door into the hallway which has vinyl tiled flooring, radiator, dado rail, with the carpeted stairs to the left with a cupboard at the foot housing the electric meter.

Lounge 11'11" x 11'7" (3.65m x 3.54m)

A front facing lounge with a large bay window, solid wood flooring, marble hearth with wooden surround with a gas secondary heating fire, coving, ceiling rose and radiator with TRV.

Kitchen / Diner 16'9" x 12'6" (5.12m x 3.82m)

The kitchen / diner is full width across the rear of the house with a cream Country style kitchen with base and wall units, four ring gas hob with extractor, electric oven, worktop, chrome sink with centre tap, part tiled walls, laminate flooring, radiator with a cover, space for fridge / freezer and washer. The room benefits from a protruding bay with rear door leading into the garden with views overlooking Sherwood and a side Upvc door. Understairs storage and combi boiler is situated in the kitchen.

Stairs & Landing

The carpeted stairs leads to the first floor landing where there is access to the boarded loft with ladders and electrics.

Master Bedroom 11'9" x 10'9" (3.60m x 3.30m)

A double bedroom front facing with solid wood floor, dado rail, space for wardrobes either side of the chimney breast.

Bedroom Two 10'5" x 9'8" (3.20m x 2.95m)

A double room rear facing with views for miles, carpet, dado, coving and a storage cupboard.

Bedroom Three 7'0" x 5'10" (2.15m x 1.80m)

The third room is front facing and is a typical box room suitable for a home office or nursery with carpet and part wood panelled walls.

Bathroom 7'0" x 5'10" (2.15m x 1.80m)

The bathroom is side facing and consists of a kidney shaped bath, curved shower screen, electric shower, hand basin, wc, chrome ladder rail and part tiled walls. Recessed lighting with an extractor fan.

Outside

To the front of the property is quite deceiving as there is a brick perimeter wall with gate, room for a small shed, side access to the rear leading down the steps to the sunken patio sun trap garden.

Disclaimer

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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

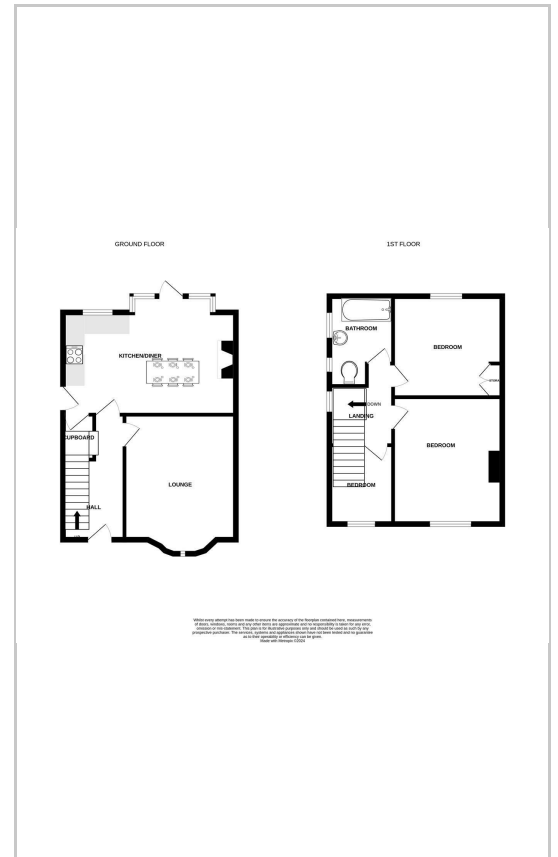
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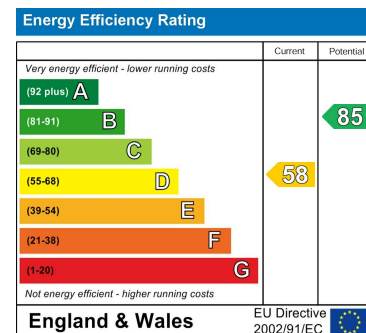
Area Map



Floor Plans



Energy Efficiency Graph



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