



## Three Bedroom Semi-Detached House located in Nottingham.

Asking Price Of  
£275,000

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LETTINGS & PROPERTY MANAGEMENT



# 72 Fernwood Crescent Nottingham NG8 2GF

A recently re-decorated, three-bedroom semi-detached family home, situated in a sought-after location within an excellent school catchment area. Offered to the market with vacant possession and no upward chain.

Upon entering the property, a light and spacious entrance hallway, downstairs W/C and open plan kitchen/diner comprising of wall and base units and additional pantry cupboard.

Separate living room with bay window to the front aspect and feature fireplace.

Stairs leading to the first floor, with one double and two large single rooms. Family bathroom with modern fixtures and fittings, shower cubicle, W/C and wash hand basin.

To the front of the property a wraparound garden enclosed with a high fence and gate. To the rear, there is in a yard which can be accessed from the kitchen. A brick-built storage unit and garage.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

We hold independent redress with The Property Ombudsman

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**GROUND FLOOR**  
APPROX. 38.8 SQ. METRES (417.5 SQ. FEET)

**FIRST FLOOR**  
APPROX. 37.9 SQ. METRES (408.5 SQ. FEET)



TOTAL AREA: APPROX. 76.7 SQ. METRES (826.0 SQ. FEET)



3



1



1



B



D



825  
sq

## CONTACT

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