



**Gainsford Crescent, Nottingham NG5 5FJ**



welcome to

## Gainsford Crescent, Nottingham

- Modern Three Bedroom Semi Detached House
- Popular Residential Location
- Gas Central Heating & uPVC Double Glazing
- Downstairs WC
- Council Tax Band B

Tenure: Freehold EPC Rating: C

offers over

**£200,000**

### Entrance Hall

With stairway access to the first-floor accommodation and access to the lounge

### Downstairs Wc

With uPVC window to the front aspect, carpet floor, WC, pedestal wash basin and a wall mounted radiator.

### Lounge

13' 3" x 12' 6" ( 4.04m x 3.81m )  
With uPVC double glazed window to the front elevation, laminate floor, radiator, tv and power points

### Kitchen/Diner

15' 6" x 9' ( 4.72m x 2.74m )  
Fully fitted with a range of modern base and wall units including a single drainer sink with mixer tap, integrated oven and hob, plumbing for automatic washer, tiled floor, wall mounted gas central heating boiler, under-stair storage cupboard, uPVC double glazed window and external rear door.

### First Floor

Landing with double glazed window, storage cupboard and loft access.

### Bedroom One

12' 3" x 8' 8" ( 3.73m x 2.64m )  
With uPVC double glazed window, radiator

### Bedroom Two

9' 9" x 6' 8" ( 2.97m x 2.03m )  
uPVC double glazed window, radiator

### Bedroom Three

8' 6" x 6' 8" ( 2.59m x 2.03m )  
uPVC double glazed window, radiator

### Bathroom

With a white three-piece suite including, wc, bath and hand basin, over bath shower and double glazed window.

### Outside

To the front an enclosed forecourt garden and to the rear a lawned garden and rear private off road parking space.



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#### Property Ref:

BUL109860 - 0011

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