



**Gainsford Crescent, Nottingham NG5 5HS**

welcome to

## Gainsford Crescent, Nottingham

- Mid Terraced House
- Two Bedrooms
- Kitchen/Diner
- On Street Parking and Front & Rear Gardens
- Council Tax Band A

Tenure: Freehold EPC Rating: C

offers over

**£160,000**

### Entrance Hall

With uPVC double glazed door, with access to the staircase and door to the lounge.

### Lounge

14' 3" x 11' ( 4.34m x 3.35m )  
With uPVC double glazed window to the front aspect, wood laminate flooring, a feature fireplace, built-in storage cupboards, a wall mounted radiator and door leading to the kitchen diner.

### Kitchen/Diner

17' 8" x 8' 3" ( 5.38m x 2.51m )  
With uPVC double glazed window and French doors to the rear aspect, laminate flooring, fully fitted wall and base units, storage/pantry cupboard, sink, drainer and mixer tap, space for a cooker, washing machine, fridge freezer and dining table and chairs.

### Landing

With access to the loft and doors leading to all first-floor accommodation.

### Bedroom One

13' 5" x 9' 7" ( 4.09m x 2.92m )  
Double bedroom with uPVC double glazed window to the front aspect, wood laminate flooring, storage cupboard and a wall mounted radiator.

### Bedroom Two

9' 9" x 9' 5" ( 2.97m x 2.87m )  
Double bedroom with uPVC double glazed window to the rear aspect, wood laminate flooring, storage cupboard and a wall mounted radiator.

### Bathroom

7' 5" x 6' 9" ( 2.26m x 2.06m )  
With uPVC double glazed privacy window, tiled flooring and walls, panelled bath, WC, pedestal wash basin and a wall mounted radiator.

### Outside

To the front is a fence enclosed gravel garden with a plant and shrub border. To the rear is a private fence enclosed garden with a raised lawn, a variety of plants and shrubs, a greenhouse and slab paved patio ideal for outdoor dining.



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#### Property Ref:

BUL110016 - 0008

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