



Fernwood Crescent,  
Wollaton, Nottingham  
NG8 2GE

**£300,000 Freehold**



A well presented, three bedroom semi detached property, with no upward chain.

This is the ideal purchase for a variety of buyers including first time buyers, young families and or any purchaser looking to relocate to this convenient residential location.

Situated within Wollaton, there is the benefit of local amenities including shops, public houses, Wollaton Hall and Deer Park and the popular Fernwood primary and secondary school, all within walking distance.

There is also the advantage of local bus links providing easy access to The University of Nottingham, Queens Medical Centre and Nottingham city centre and sits just a short distance from Beeston Train Station for journeys further afield.

In brief, the internal accommodation comprises: Entrance Hall, Open Plan Kitchen with Breakfast Bar, Living Room and WC to the ground floor. Then rising to the first floor are three well proportioned bedrooms and shower room

The property also has the advantage of a spacious corner plot, the front is primarily lawned with gated access and footpath to the entrance door. To the side of the property is a driveway with ample parking available, newly fitted fencing and gated access to the low maintenance rear garden which is mainly laid to lawn with a brick built storage outbuilding and is enclosed with timber fencing.

Offered to the market with the benefit of gas central heating throughout and UPVC double glazing, an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

Composite entrance door, laminate flooring, fitted seating with useful storage underneath, stairs rising to the first floor landing and radiator.

### Living Room

14'9" x 14'6" (4.50m x 4.42m)

UPVC double glazed bay to the front, laminate flooring, radiator and archway leading through into the kitchen.

### Kitchen

11'10" x 10'10" (3.61m x 3.31m)

Fitted with range of matching wall, base and drawer units, work surfaces, one and half bowl stainless steel sink and drainer unit, integrated electric oven with gas hob above and extractor fan over, space and fittings for freestanding appliances to include fridge freezer and dishwasher, breakfast bar with space for bars tools below, spacious pantry cupboard with space and plumbing for washing machine, complementary tiling to walls, laminate flooring and UPVC double glazed window and door to the rear.

### Downstairs WC

Fitted with a low level WC, wash hand basin inset to vanity unit and obscured UPVC double glazed window.

### First Floor Landing

Stairs rising from the ground floor, loft hatch, storage cupboard housing a wall mounted boiler and doors leading into the three bedrooms and bathroom.

### Bedroom One

12'0" x 10'8" (3.68m x 3.26m )

UPVC double glazed window to the front, carpet flooring and radiator.

### Bedroom Two

12'4" x 7'2" (3.76m x 2.20m)

UPVC double glazed window to the side, carpet flooring and radiator.

### Bedroom Three

10'5" x 6'3" (3.20m x 1.93m)

UPVC double glazed window to the rear, carpet flooring and radiator.

### Shower Room

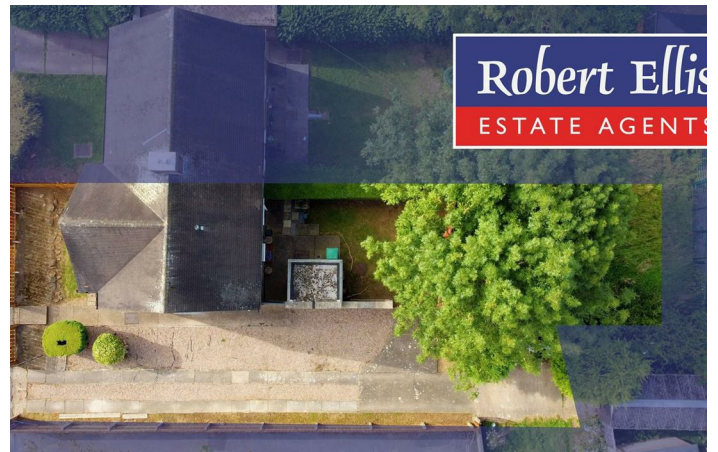
Fitted with a fully tiled walk in shower with main powered shower over, pedestal wash hand basin, wall mounted illuminated mirror, wall mounted heated towel rail and obscured UPVC double glazed window.

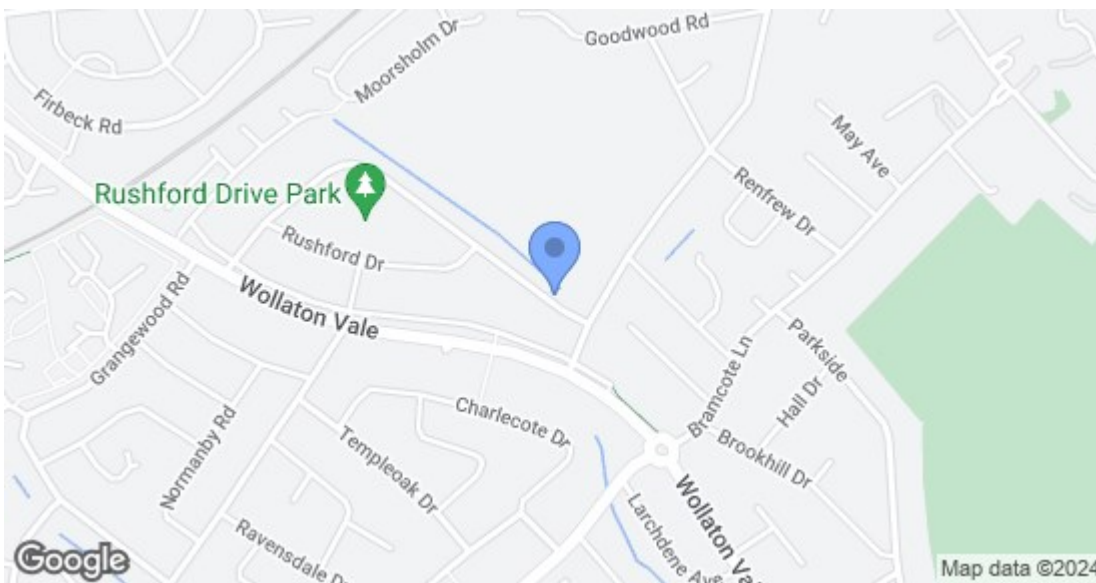
### Outside

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### Council Tax Band

Nottingham City Council Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.