



Fernwood Crescent,  
Nottingham,  
NG8 2GD

**£275,000 Freehold**



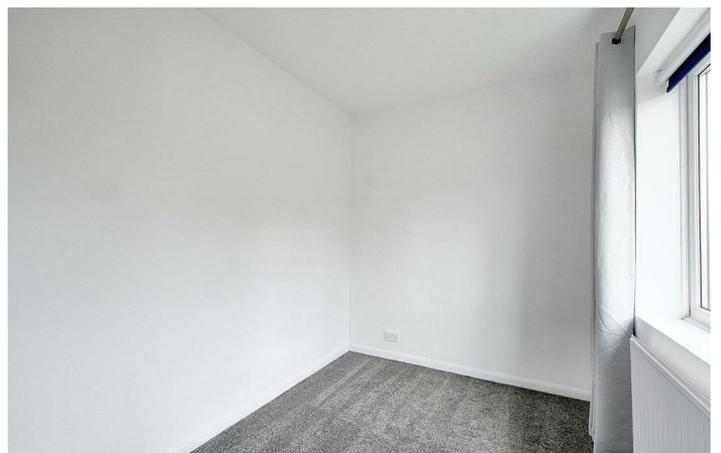
A well presented and proportioned three bedroom semi-detached house.

Situated in this sought-after and convenient residential location, within easy reach of a range of local shops and amenities including, schools in particularly Fernwood School Catchment , transport links, Wollaton Park and the Queens Medical Centre, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals, families and investors.

In brief the internal accommodation comprises; entrance porch, entrance hall, lounge diner, kitchen and WC to the ground floor and a light and airy landing, three good sized bedrooms and a bathroom to the first floor.

To the front of the property there is a block paved driveway for off road parking and gated side access which leads to the private and enclosed rear garden.

Having been recently decorated by the current vendors, this lovely house is offered to the market with the benefit of an intruder alarm, UPVC double glazing, cavity wall insulation and gas central throughout along with chain free vacant possession and an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Porch

UPVC double glazed entrance door and UPVC double glazed windows and further door to the entrance hall.

### Entrance Hall

Entrance door, laminate flooring, useful under stair storage cupboard, stairs to the first floor, radiator, UPVC double glazed window to the side and doors leading to the WC, kitchen and lounge diner.

### Lounge Diner

19'5" x 10'11" (5.92m x 3.34m )

with laminate flooring, radiator, UPVC double glazed window to the front and UPVC double glazed French doors with flanking windows to the rear and opening into the kitchen.

### Kitchen

10'1" x 9'1" (3.09m x 2.79m )

Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer and mixer tap, electric cooker and hob with air filter over, laminate flooring, tiled splashbacks, plumbing for a washing machine, space for a fridge, radiator, UPVC double glazed window to the rear and UPVC double glazed door to the side.

### Downstairs WC

Fitted with a low level WC, wall mounted wash hand basin, tiled splashback, laminate flooring and UPVC double glazed window to the side.

### First Floor Landing

UPVC double glazed window to the front, loft hatch, airing cupboard housing the hot water cylinder and doors to the bathroom and three bedrooms.

### Bedroom One

12'2" x 10'11" (3.71m x 3.33m )

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Two

9'2" x 7'8" (2.8m x 2.34m )

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Three

10'10" x 6'11" (3.32m x 2.11m)

A carpeted bedroom with UPVC double glazed window to the front and radiator.

### Bathroom

Incorporating a three piece suite comprising; panelled bath with electric shower over, wall mounted wash hand basin, low level WC, tiled splashbacks, laminate flooring, radiator, extractor fan and UPVC double glazed window to the side.

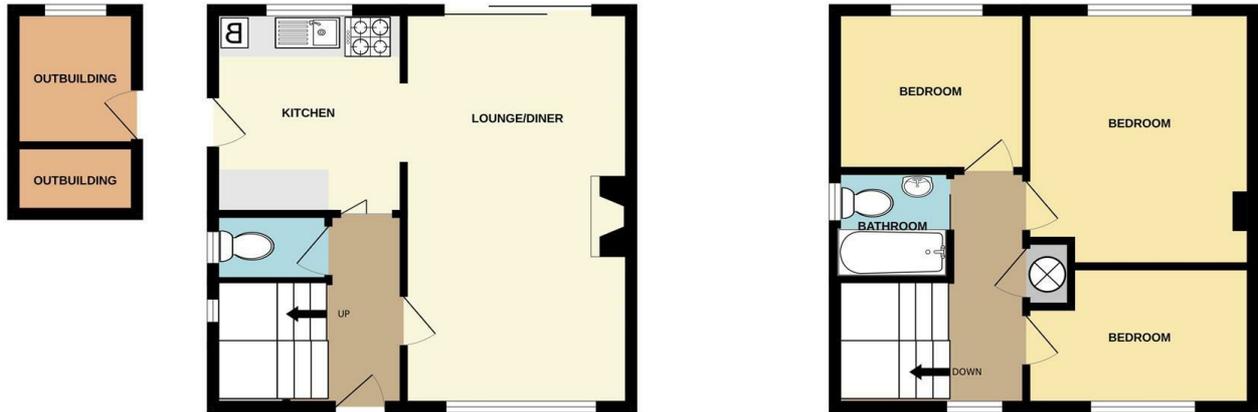
### Outside

To the front of the property there is a block paved driveway for off road parking and gated side access leads to the private and enclosed rear garden, which features a patio overlooking the lawn beyond, two brick built store houses and fence boundaries.



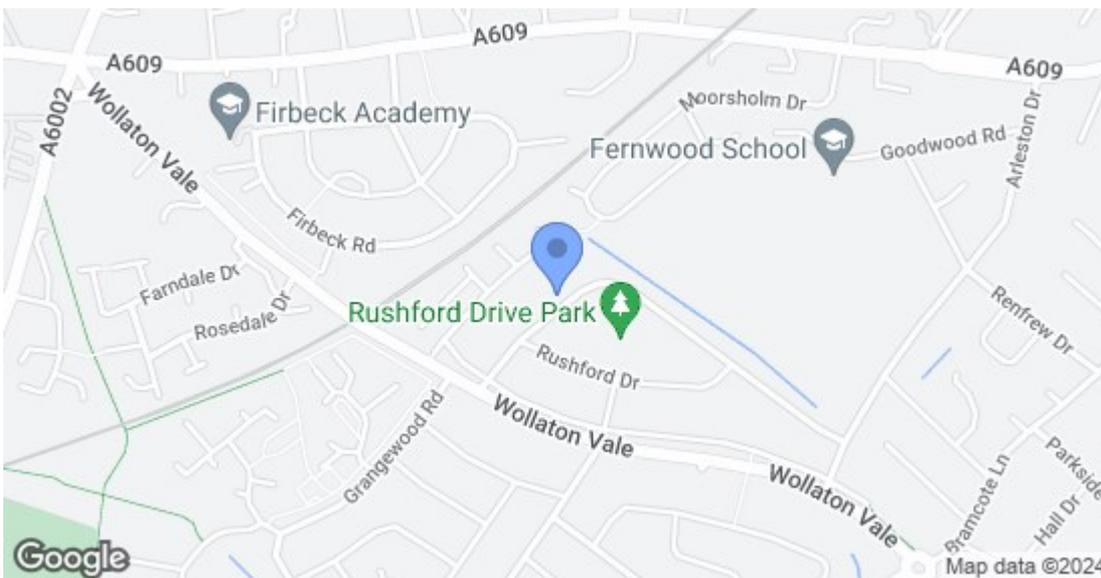
GROUND FLOOR

1ST FLOOR



31 FERNWOOD CRESCENT, WOLLATON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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	

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