



35 Fairbank Crescent, Sherwood, NG5 4DF

£189,950



Marriotts





# 35 Fairbank Crescent Sherwood, NG5 4DF

- Two double bedrooms
- Full length living room
- Several integrated appliances
- Modern breakfast kitchen
- Impressive four piece bathroom suite
- NO UPWARD CHAIN

A recently refurbished mid-town house in a quiet elevated position with front-facing views across Sherwood. The property has two double bedrooms, modern kitchen & bathroom and is for sale with NO UPWARD CHAIN!!

£189,950



## Bedroom 2

UPVC double glazed front window with elevated views, radiator and large built-in cupboard.

## Overview

Located on Fairbank Crescent, this recently refurbished terraced house is a true gem waiting to be discovered and an ideal first time buy! In an elevated position, the property also enjoys views across Sherwood, which is also just a few minutes walk away.

As you step inside, you are greeted by the entrance porch and hallway, with access to both the full length living room and kitchen. Upstairs, there are two double bedrooms and the stunning bathroom is a highlight, featuring a luxurious free-standing bath and a convenient separate shower cubicle.

The heart of this home has to be the impressive breakfast kitchen, complete with several appliances including a wine cooler, making it a dream for any aspiring chef or avid entertainer. This in-turn leads out to the tiered rear garden, offering a tranquil escape with a private low level barbeque area with fitted bench seating, perfect for al fresco dining!

Located within walking distance of Sherwood's thriving amenities, including numerous shops, cafes, bars and restaurants, this house offers the perfect blend of convenience and comfort. Don't miss the opportunity to make this charming property your new home sweet home.





### Entrance Porch

UPVC double glazed with wood laminate flooring, built-in gas meter cupboard and leaded glass panel secondary door through to the hallway.

### Hallway

Stairs to the first-floor landing, radiator, cupboard housing the modern RCD board and electric meter with wood-style laminate flooring through to the breakfast kitchen and door through to the living room.

### Living Room

Being full-length with a decorative fireplace recess with wooden slat acoustic wall panelling on either side of the chimney breast, on the opposite wall there is also feature wall panelling, UPVC double-glazed front and rear windows and two separate radiators.

### Breakfast Kitchen

A range of fitted units with wood effect worktops and an inset composite sink unit and drainer in cream. Appliances consist of an electric oven, Bosch four-ring gas hob and black extractor canopy. Integrated dishwasher, built-in wine cooler, breakfast bar, radiator, UPVC double glazed window and door to the rear. UPVC double glazed front window, under stair recess with a shelf and plumbing for a washing machine.

\*\* all appliances within the kitchen apart from the wine fridge and fridge freezer were new in the last 2 years and still have an ongoing warranty.

### First Floor Landing

Loft access and doors to both bedrooms and bathroom.

### Bedroom 1

UPVC double glazed front and rear windows, radiator and cupboard housing the Baxi combination gas boiler.

### Bathroom

Consisting of a shaped free-standing feature bath with mixer and shower attachment. Fully tiled cubicle with chrome mains shower, dual flush toilet and washstand style washbasin, surround, splashback and vanity base cupboard. Anthracite ladder towel rail, LED downlights, tiled floor and UPVC double glazed rear window.

### Outside

Steps lead up to the front garden which is gravelled. To the rear, there are two patios/seating areas with central steps leading up to the main garden. The main seating area has a feature wood slat bench seating and retaining walls. The steps lead up to wood bark planters and further steps up to the main garden which is enclosed with part walled and fenced perimeter. The property has ample road parking due to only one row of houses on the crescent.

### Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City A

PROPERTY CONSTRUCTION: solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: Back access/right of way











through No.33 back garden  
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
 FLOOD RISK: no  
 ASBESTOS PRESENT: low risk in roof, no danger/hazard unless slates are moved  
 ANY KNOWN EXTERNAL FACTORS: no  
 LOCATION OF BOILER: Baxi boiler in master bedroom cupboard  
 UTILITIES - mains gas, electric, water and sewerage.  
 MAINS GAS PROVIDER: Octopus Energy  
 MAINS ELECTRICITY PROVIDER: Octopus Energy  
 MAINS WATER PROVIDER: Severn Trent  
 MAINS SEWERAGE PROVIDER: Severn Trent  
 WATER METER: yes  
 BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
 MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
 ELECTRIC CAR CHARGING POINT: not available.  
 ACCESS AND SAFETY INFORMATION: Steps to the front and rear

#### OTHER INFORMATION:

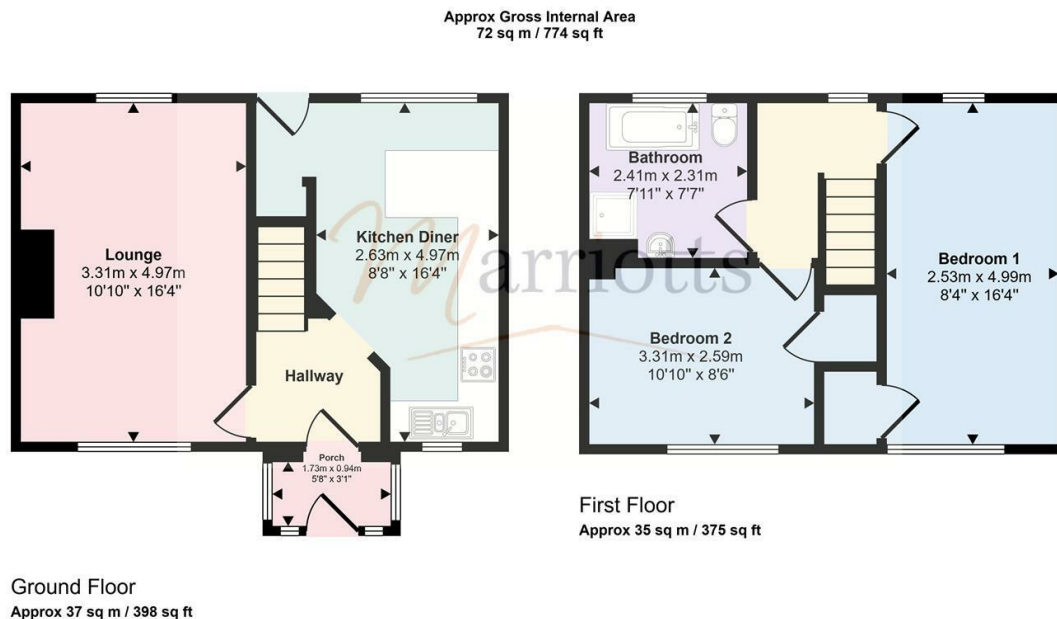
\*\*The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme [nottinghamcity.gov.uk](http://nottinghamcity.gov.uk). Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.








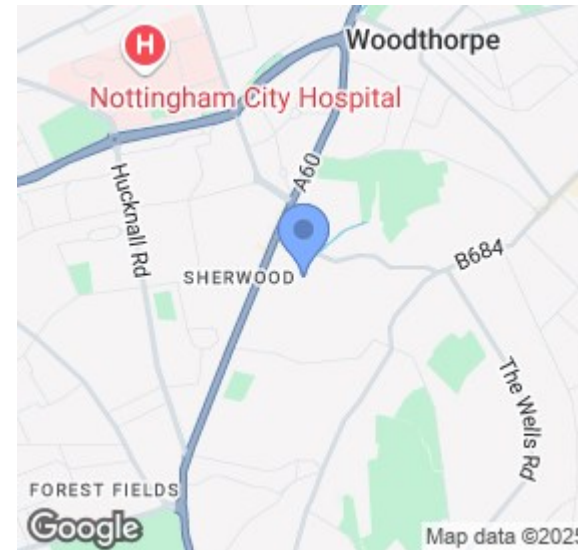




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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