



27 Fernleigh Avenue, Nottingham, NG3 6FN

Offers In The Region Of £295,000

- Extended Three Bedroom Semi Detached House
- Downstairs W.C and Utility Room
- Modern Shower Room
- Shared Access Driveway, Car Standing and Detached Garage
- Large Lounge and Open Plan Kitchen/Diner
- Three Good Size Bedrooms
- Spacious Rear Garden

27 Fernleigh Avenue, Nottingham NG3 6FN

Spacious and Extended Three Bedroom Semi Detached House. Situated on a pleasant tree lined avenue close to Mapperley Top. Accommodation comprises; Large Lounge with Bay window, substantial open plan Kitchen/Diner with vaulted ceiling, Utility Room, Downstairs W.C, Three Good Size Bedrooms and a Modern Shower Room. Externally the property benefits from a spacious rear garden and shared driveway leading to a detached garage and car standing.



Council Tax Band: C



Entrance Hall

Stairs to the first floor landing. Doors to the Lounge, Kitchen/Diner and W.C.

Lounge

Parquet wood flooring. Radiator. Double glazed bay window to the front elevation.

Open Plan Kitchen/Diner

Door to the Utility Room. Laminate wood effect flooring in the Dining Area which opens into the Kitchen Area which has tiled flooring. The kitchen has a vaulted ceiling with large roof window. There is also a window to the side elevation and French doors to the rear into the garden. A range of base and wall units and a breakfast bar.

Utility Room

Door and window to the rear elevation.

Downstairs W.C

Low level flush toilet. Sink unit.

First Floor Landing

Window to the side. Doors to all the Bedrooms and the Shower Room.

Master Bedroom

Bay window to the front elevation. Built in wardrobes. Radiator.

Bedroom Two

Built in wardrobes. Window to the rear elevation. Radiator.

Bedroom Three

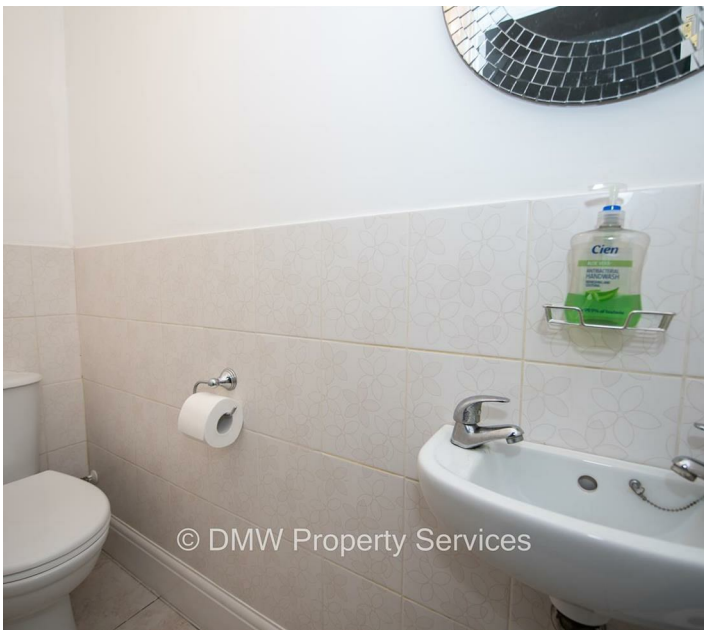
Window to the front elevation. Radiator.

Shower Room

Windows to the side and rear elevations. Spacious built in shower cubicle with mains water shower. His and hers sink units. Low level flush toilet.

Exterior

Spacious rear garden with patio and lawn. Shared access driveway to the side elevation leading to a detached garage.



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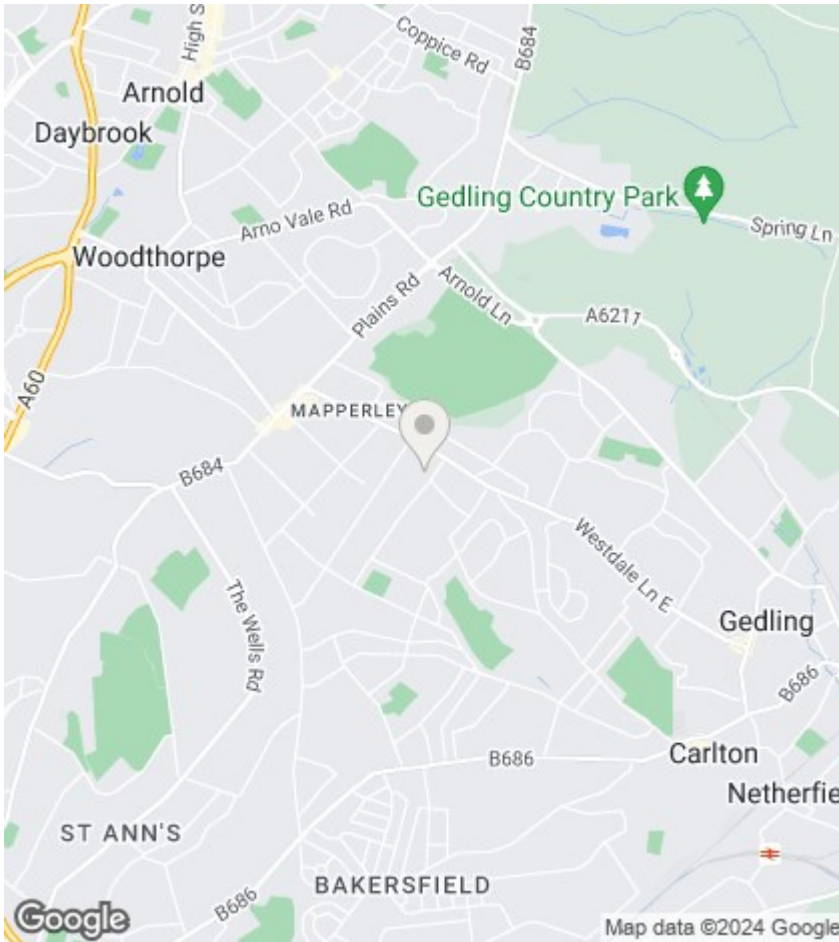


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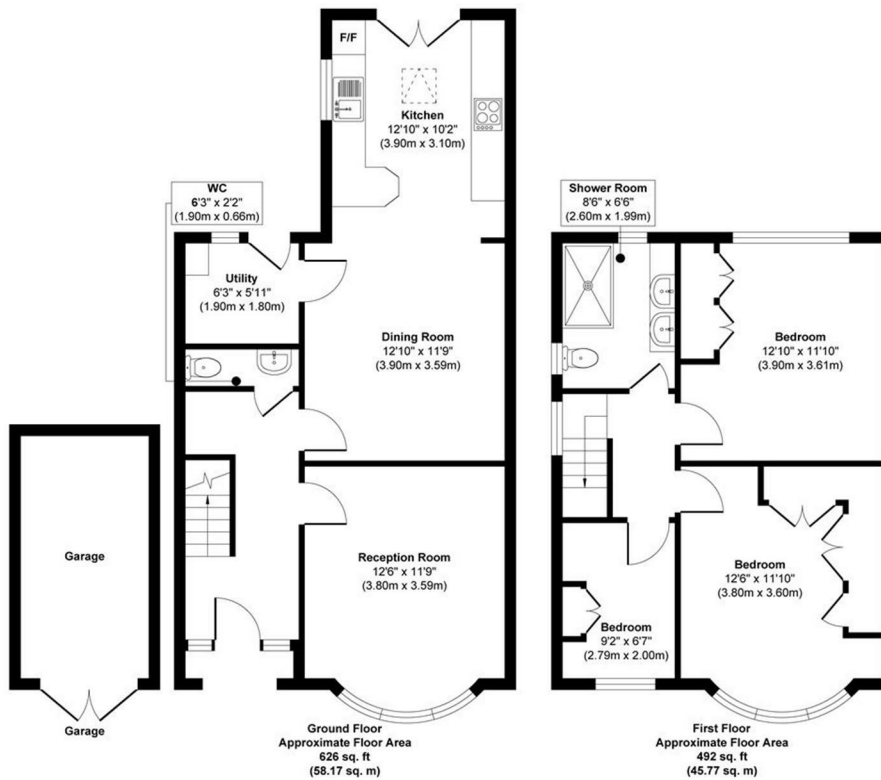
Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 1118 sq. ft / 103.94 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.