



## 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

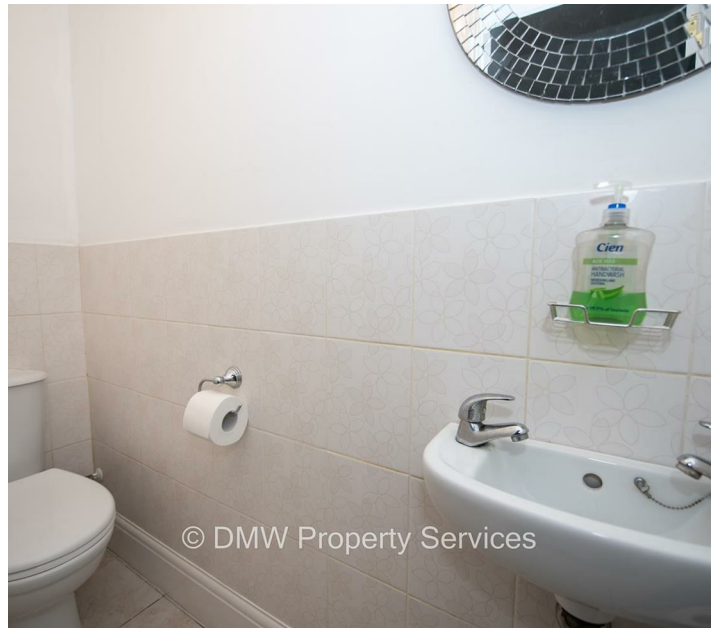
Window to the front elevation. Radiator.

#### Shower Room

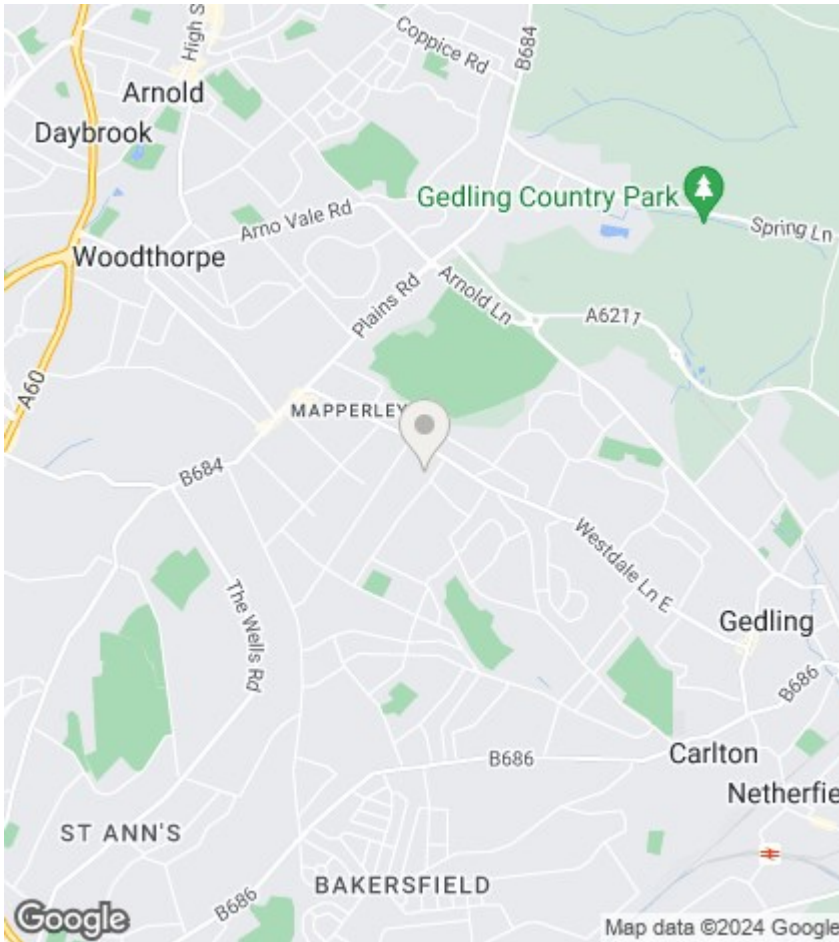
Windows to the side and rear elevations. Spacious built in shower cubicle with mains water shower. His and hers sink units. Low level flush toilet.

#### Exterior

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







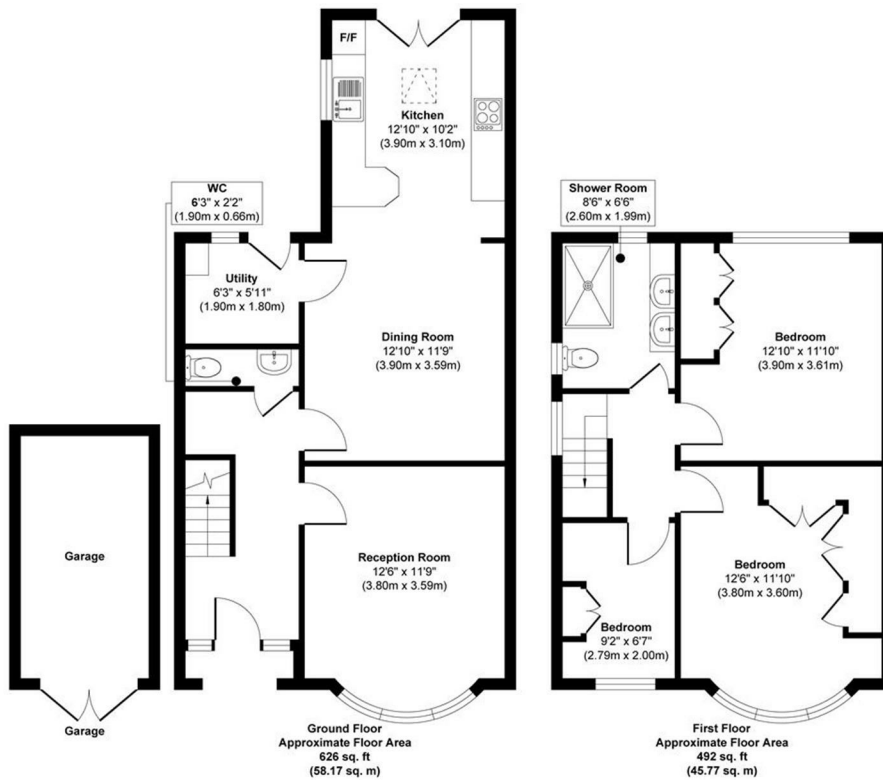
## Viewings

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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>65</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.