



53 Fernleigh Avenue, Nottingham, NG3 6FN

Price Guide £280,000

- GUIDE PRICE £280,000 - £295,000
- Presented to a High Standard
- Three Good Size Bedrooms
- Parking to the Front
- Three Bedroom Semi Detached House
- Large Lounge and Open Plan Kitchen/Diner
- Modern Bathroom
- Spacious Garden to the Rear

53 Fernleigh Avenue, Nottingham NG3 6FN

GUIDE PRICE £280,000 - £295,000 - Spacious Three Bedroom Semi Detached House. Accommodation comprises, Large Lounge and Open Plan Kitchen/Diner, Three Good Size Bedrooms and a modern Bathroom. Parking to the Front and a large landscaped garden to the Rear. Great Location.



Council Tax Band: B



Porch

Door to the Entrance Hall.

Entrance Hall

6'6 x 14'6

Laminate wood effect flooring. Stained glass door.
Under stairs cupboard. Radiator. Doors to the Lounge
and Kitchen/Diner. Stairs to the first floor.

Lounge

14'6 x 11'9

Feature fireplace. Double glazed bay window to the
front elevation. Radiator.

Kitchen/Diner

18'7 x 11'5

Laminate wood effect flooring. A range of modern
base and wall units with integrated washing
machine. Electric oven. Wooden work surfaces with
inset Belfast style sink unit and electric hob.
Spotlights to the ceiling. Radiator. Windows to the
side and rear elevation. Door to the rear.

First Floor Landing

Window to the side elevation. Doors to all Bedrooms
and the Bathroom.

Master Bedroom

13'9 x 11'9

Window to the front elevation. Radiator.

Bedroom Two

10'6 x 11'9

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

Bedroom Three

6'6 x 8'7

Window to the front elevation. Radiator.

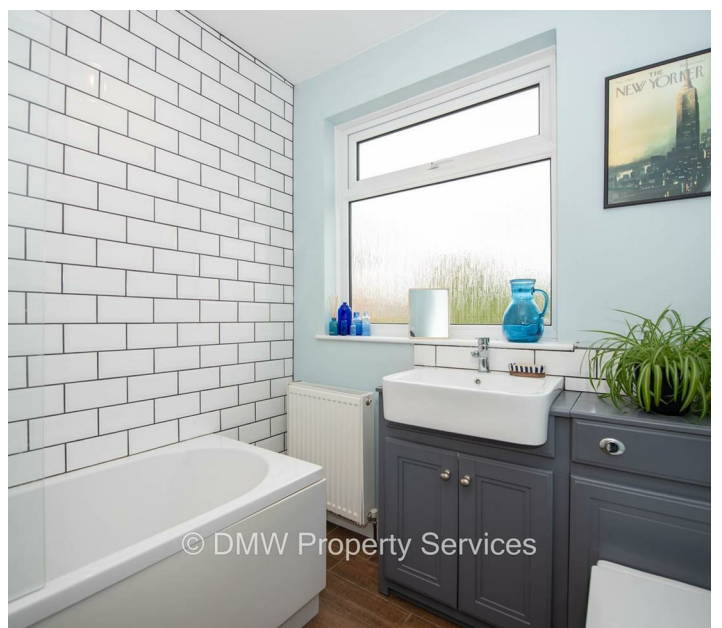
Bathroom

6'5 x 6'10

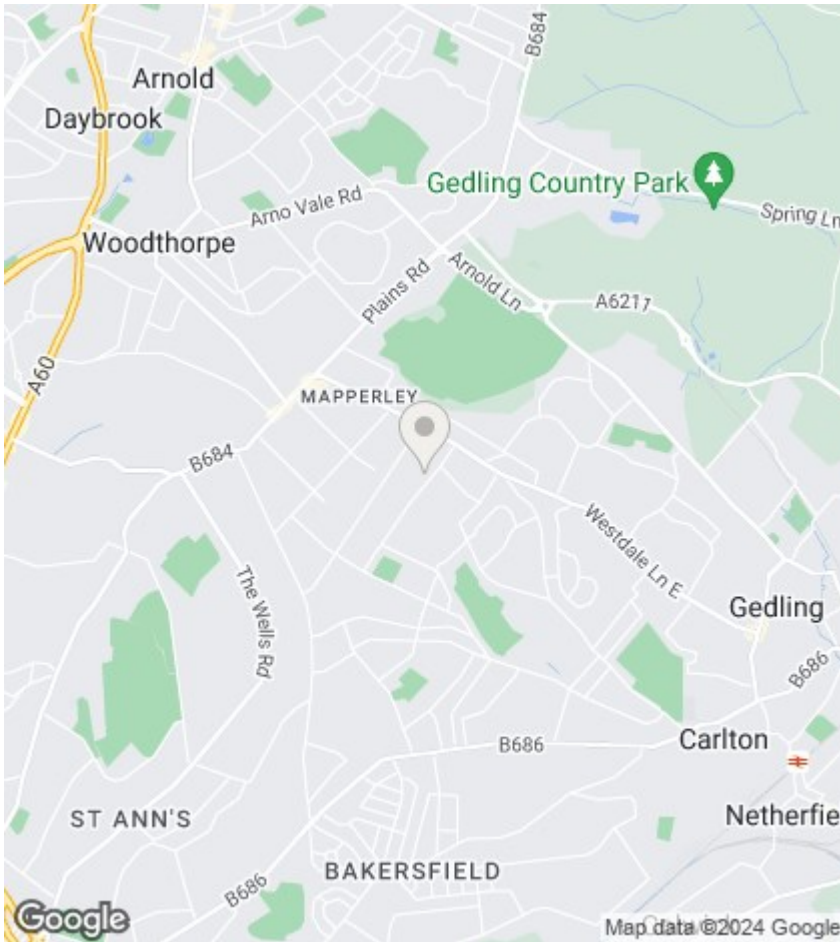
Panelled bath with mixer shower over. Vanity unit run
with sink unit and hidden cistern toilet. Window to
the rear. Extractor. Tiled flooring.

Exterior

Raised deck to the rear with large lawned area.
Gravelled parking area to the front elevation.







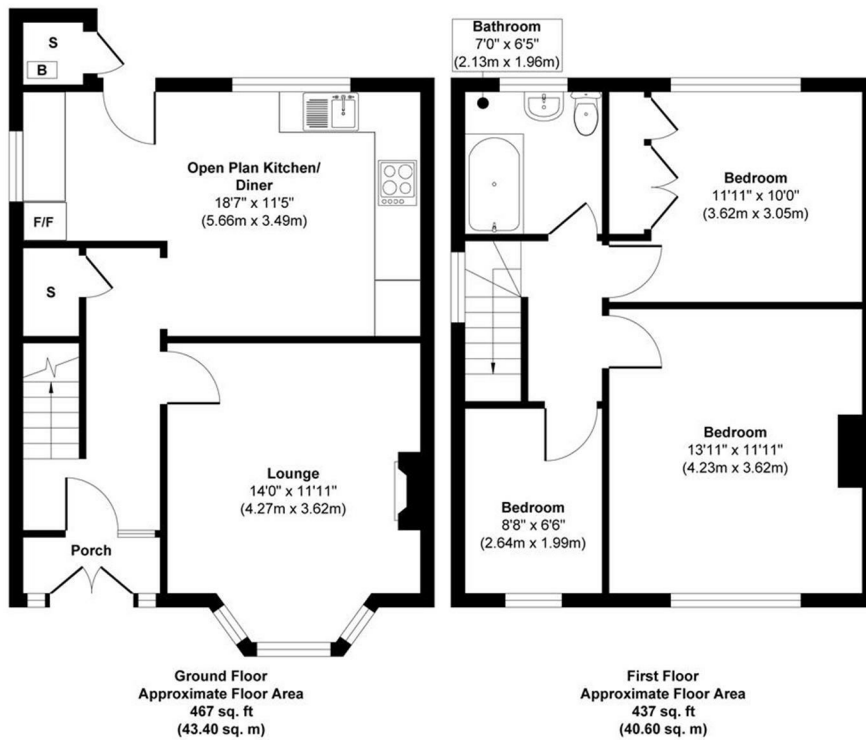
Viewings

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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(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 904 sq. ft / 84.00 sq. m

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