

Fiennes Crescent

The Park
Nottingham
NG7 1ER

£435,000



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0115 841 1155



- Delightful Three Storey Townhouse
- Four Bedrooms Spanning Three Floors
- Four Bath/Shower Rooms
- Lounge with Balcony Off
- Modern Dining kitchen
- Entrance Hall
- Many Features
- Rear garden
- EPC - C
- Internal Area Approx 1460 SQ FT



Fiennes Crescent, The Park, Nottingham, NG7 1ER

Key Features

FHP Living are pleased to offer for sale this delightful town house situated within the highly regarded Park Estate, which has been creatively arranged over four floors. Viewing Recommended.

Offering the sort of comfort and convenience that one would associate with a property of this nature, this three-storey home has been designed to a style that deserves internal inspection and briefly comprises: entrance hall with access to a ground floor bedroom incorporating an en-suite facility. A staircase leads from the entrance hall and ascends to the first floor living space, featuring a lounge affording a large picture window allowing an abundance of natural light to flow, with access onto a delightful balcony.

The dining kitchen has been fitted with a modern range of units and appliances and opens onto a glazed dining area with access to the rear. In addition, there are two separate staircases rising to three further bedrooms, and three bath/shower rooms, including two en-suite facilities which completes the properties accommodation.

Outside, a garden area which is predominantly lawned can be found to the rear.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e., passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.



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Total area: approx. 136.3 sq. metres (1466.7 sq. feet)



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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