

Fiennes Crescent

The Park
Nottingham
NG7 1ER

Offers Over £415,000



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- Prestigious Park Estate
- Delightful Townhouse
- Spanning Three Floors
- Two Bedrooms
- Two Modern Shower Rooms
- Spacious Lounge
- Balcony
- Fitted Kitchen with Appliances
- Entrance Hall with Access to Garage
- Rear Garden
- Internal Area Approx. 1196 sqft
- EPC Rating C



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Key Features

Creatively arranged over three floors, the property offers a practical layout and is a comfortable and convenient place to live.

The entrance hall provides convenient access to the garage, making it easy to unload items or park your vehicle securely.

The first-floor lounge is a spacious area ideal for relaxing or entertaining guests, and the balcony off the lounge offers a charming outdoor space for enjoying the pleasant outlook. The kitchen is well-equipped with a range of units and appliances, ensuring that meal preparation is convenient and efficient. Plus, the access to the garden adds to the versatility of the space, with potential for outdoor dining or gardening enthusiasts.

On the second floor, the master bedroom boasts a modern en-suite facility providing privacy and comfort and a guest shower room ensures convenience for visitors or additional occupants.

Being situated in the prestigious Park Estate, residents can enjoy the tranquillity of the surrounding area while still being within easy reach of Nottingham's vibrant city centre and its amenities.

Overall, this townhouse offers a blend of practicality, comfort, and convenience in a desirable location, making it an attractive option for those seeking a quality residence in this prestigious and highly regarded area of Nottingham.

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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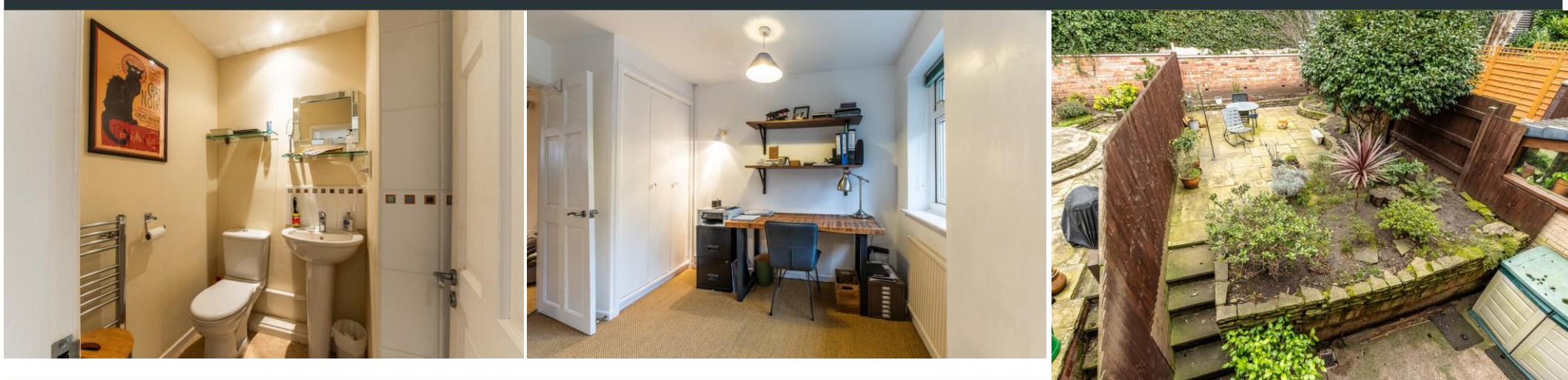


Total area: approx. 111.1 sq. metres (1196.2 sq. feet)

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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		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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