# **8 Holles Crescent**

Nottingham NG7 1BZ

Offers Over £395,000



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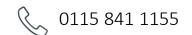
Contact





- Semi-detached home with accommodation over two floors
- Entrance porch and semi-converted garage with storage and utility area
- Light-filled lounge with access to the rear courtyard style garden
- Three bedrooms, one with fitted wardrobes
- Main bedroom with en-suite shower room and private balcony

- Family bathroom featuring a steam shower
- Lower maintenance courtyard-style rear garden with mature planting
- Situated in the prestigious Park Estate
- Viewing recommended
- Easy access to the iconic Nottingham Castle and excellent transport links





Location



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### 8 Holles Crescent, Nottingham, NG7 1BZ

### Key Features –

Situated within the prestigious Park Estate and conveniently located within easy reach of Nottingham's vibrant city centre, this semi-detached home offers a wonderful blend of classic charm and modern comfort. Residents will enjoy close proximity to the city's amenities, including the iconic Nottingham Castle, as well as excellent transport links.

The accommodation itself is arranged over two floors and briefly comprises: entrance porch, a semi-converted garage providing a useful storage area and utility room fitted with a range of units. A light-filled lounge offers access to the rear courtyard, while the adjoining kitchen features a classic selection of units and integrated appliances.

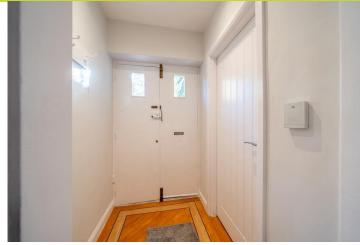
To the first floor, the landing provides access to three bedrooms, one benefitting from fitted wardrobes, another with an en-suite shower room and access to a private balcony. The family bathroom includes a steam shower

Outside, the property enjoys a small, palisaded frontage and a rear courtyard-style garden, thoughtfully landscaped with mature planting and shrubs, offering an inviting lower maintenance outdoor space.

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.

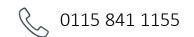
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Video





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### 8 Holles Crescent, Nottingham, NG7 1BZ











#### First Floor

Approx. 53.4 sq. metres (574.8 sq. feet)



Total area: approx. 115.0 sq. metres (1238.0 sq. feet)







Gallery



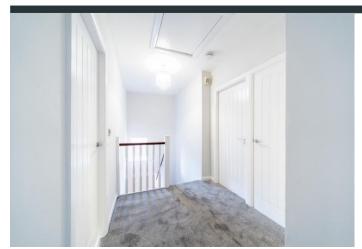


Video

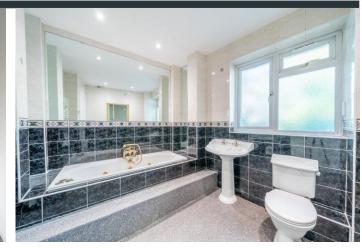
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### 8 Holles Crescent, , Nottingham, NG7 1BZ



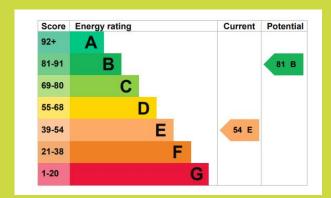




## Interested in this home?

## Contact the FHP Living Team on 0115 841 1155

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