

8 Holles Crescent

Nottingham
NG7 1BZ

Offers Over £395,000



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- 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



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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.

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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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Ground Floor

Approx. 61.6 sq. metres (663.2 sq. feet)



First Floor

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



Total area: approx. 115.0 sq. metres (1238.0 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		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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