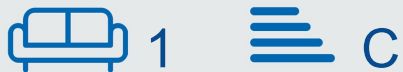


Fishpond Drive

Nottingham
NG7 1DG

£325,000



 0115 841 1155



- Prestigious Park Estate location, with easy access to bars, restaurants, shops, train station.
- Ground floor: entrance hall, open-plan lounge/kitchen, additional room
- Modern kitchen with appliances and dining space
- Outside: parking space and small outdoor area
- EPC Rating C
- Semi-detached, two-storey property
- First floor: master bedroom with en-suite, second bedroom, modern bathroom
- Patio doors and rooflight provide abundant natural light
- Viewing Recommended



0115 841 1155

Fishpond Drive, Nottingham, NG7 1DG

Key Features

Situated within the prestigious Park Estate, the property enjoys easy access to Nottingham's many bars, restaurants, shops, the train station, and the iconic Nottingham Castle, which stands elevated over one of the city's most highly regarded locations

Situated within the prestigious Park Estate, the property enjoys easy access to Nottingham's many bars, restaurants, shops, the train station, and the iconic Nottingham Castle, which stands elevated over one of the city's most highly regarded locations.

Set back from Fishpond Drive, this delightful semi-detached property offers well-planned accommodation arranged over two floors. The ground floor briefly comprises an entrance hall with staircase rising to the first floor and a spacious open-plan lounge/kitchen. Patio doors and a large roof light allow an abundance of natural light to flow through the space. The modern kitchen is fitted with a range of units and appliances, and provides space for a dining table and chairs.

Adjacent to the main living area is a versatile room, suitable for use as a third bedroom or additional sitting room.

To the first floor are two bedrooms, including a master bedroom with en-suite, along with a separate modern family bathroom.

Disclaimer Note

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.

Money Laundering

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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Fishpond Drive, Nottingham, NG7 1DG



Ground Floor

Approx. 48.6 sq. metres (523.0 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



Total area: approx. 84.0 sq. metres (903.8 sq. feet)



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Fishpond Drive, Nottingham, NG7 1DG



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	
	EU Directive 2002/91/EC	

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