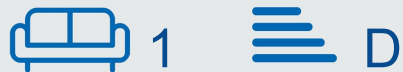


# Cavendish Crescent

Nottingham  
NG7 1AY

£230,000



 0115 841 1155

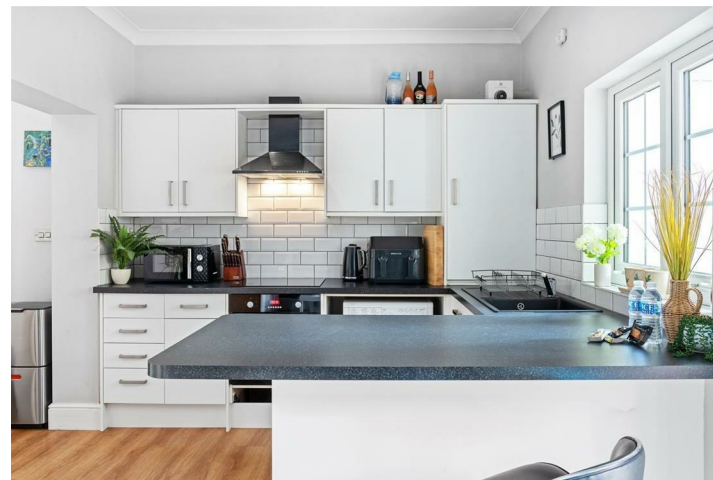
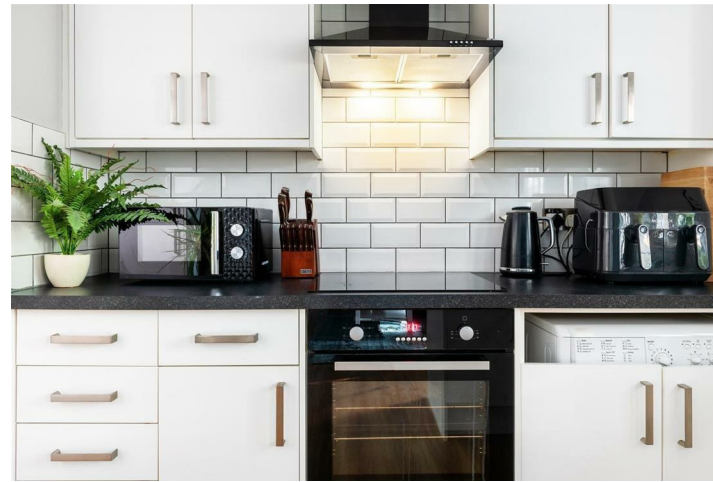


- Prestigious Park Estate location on a sought-after road
- Easy access to Nottingham city centre, shops, bars, restaurants, and entertainment
- Near to Nottingham's iconic Castle and excellent transport links, including the railway station
- Charming coach house-style property with private entrance
- Open-plan lounge/kitchen with modern fitted units and integrated appliances
- Bright conservatory leading to a private courtyard
- Two bedrooms
- Stylish shower room finished to a modern standard
- EPC Rating D

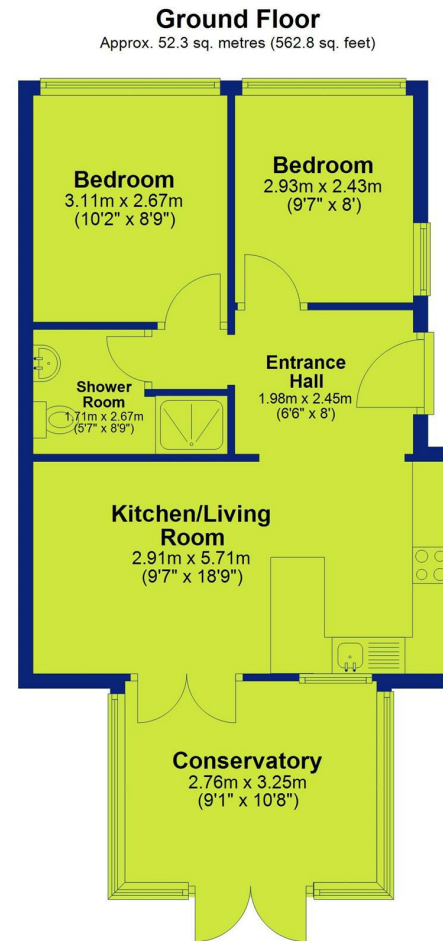
## Cavendish Crescent North, Nottingham, NG7 1AY

### Key Features

Situated within the prestigious Park Estate, this charming coach house-style property occupies a sought-after road, offering convenient access to Nottingham's wide range of shops, bars, restaurants, and entertainment venues. The property is also ideally located near Nottingham Castle and benefits from excellent transport links, including Nottingham's railway station.



## Cavendish Crescent North, Nottingham, NG7 1AY



Total area: approx. 52.3 sq. metres (562.8 sq. feet)

Storage area on lower ground floor is 62.9m<sup>2</sup>  
Plan produced using PlanUp.



0115 841 1155

## Cavendish Crescent North, Nottingham, NG7 1AY




### *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                                   |  | 65  | 79        |
| (39-54) E                                   |  |   |           |
| (21-38) F                                   |  |   |           |
| (1-20) G                                    |  |   |           |
| Not energy efficient - higher running costs |  |   |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC  |           |

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.