


# Fiennes Crescent

The Park  
Nottingham  
NG7 1ER

Guide Price £765,000



 0115 841 1155



- Individual Detached Character Home
- Well-Presented Throughout
- Breakfast Kitchen with Appliances and Utility
- Charming Entrance Hall
- Internal Area Approx. 2,000 Sqft inc Garage/Garden Room
- Prestigious Location
- Lounge/Conservatory
- Four Bedrooms and Two Bathrooms
- Garage - Garden Room - Delightful Courtyard
- Tenure - Freehold





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## Fiennes Crescent, The Park, Nottingham, NG7 1ER

### Key Features

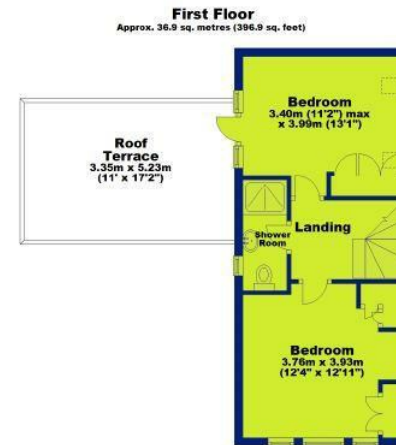
FHP Living feel privileged to be offering such a rare visitor to the open market, a fabulous detached Coach house with the accommodation creatively arranged over two floors. Offering well-presented interiors including exposed beams to the hallway, which adds character and charm to this highly individual home.



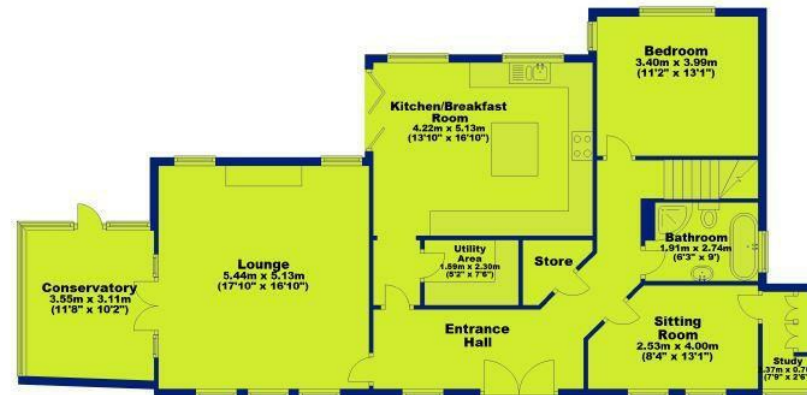


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**Ground Floor**  
Approx. 122.3 sq. metres (1316.5 sq. feet)



Total area: approx. 188.1 sq. metres (2024.6 sq. feet)

**Outbuilding**  
Approx. 28.9 sq. metres (311.1 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

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

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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.