

# Fiennes Crescent

The Park  
Nottingham  
NG7 1ER

Guide Price £449,950



 0115 841 1155

- Prestigious Park Estate location
- Ground floor with quality flooring, a contemporary shower room, utility room, and garage.
- Glazed door leading to an easy-maintenance rear garden
- Modern, stylish family bathroom
- EPC Band D / Council Tax Band E
- Accommodation arranged over three floors
- First-floor open-plan lounge/kitchen with classic units & modern appliances
- Three bedrooms on the upper floor
- Walking distance to Nottingham city centre, shops, bars, restaurants & historic castle
- Freehold - Approx. 1,350 sq ft inc Garage & internal space



0115 841 1155

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

### Key Features

Situated within the prestigious Park Estate and within easy reach of Nottingham's vibrant city centre-with its wide array of bars, restaurants, shops, excellent transport links, and the historic Nottingham Castle-this beautifully appointed property offers stylish accommodation creatively arranged over three floors.



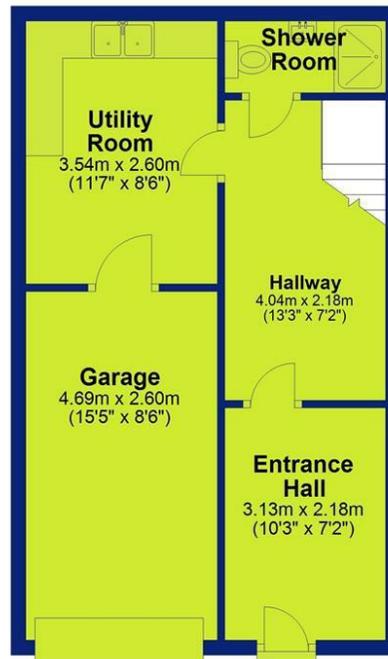


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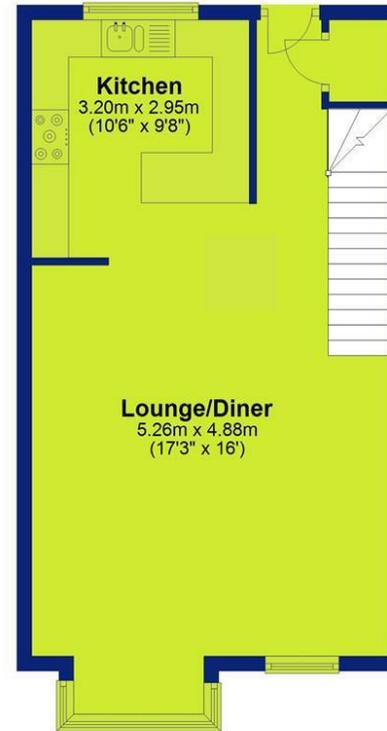
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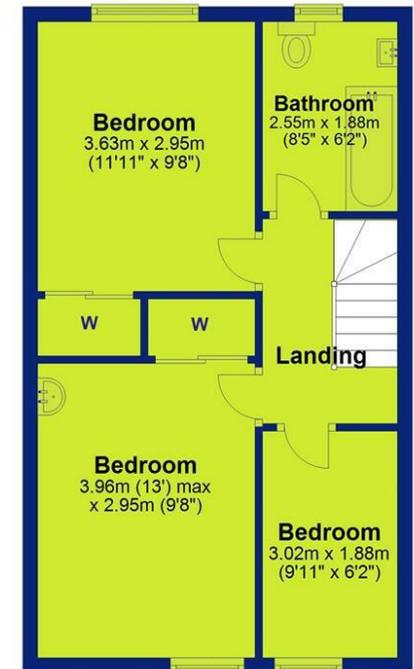
**Ground Floor**  
Approx. 40.7 sq. metres (437.7 sq. feet)



**First Floor**  
Approx. 43.2 sq. metres (464.6 sq. feet)



**Second Floor**  
Approx. 42.0 sq. metres (451.9 sq. feet)

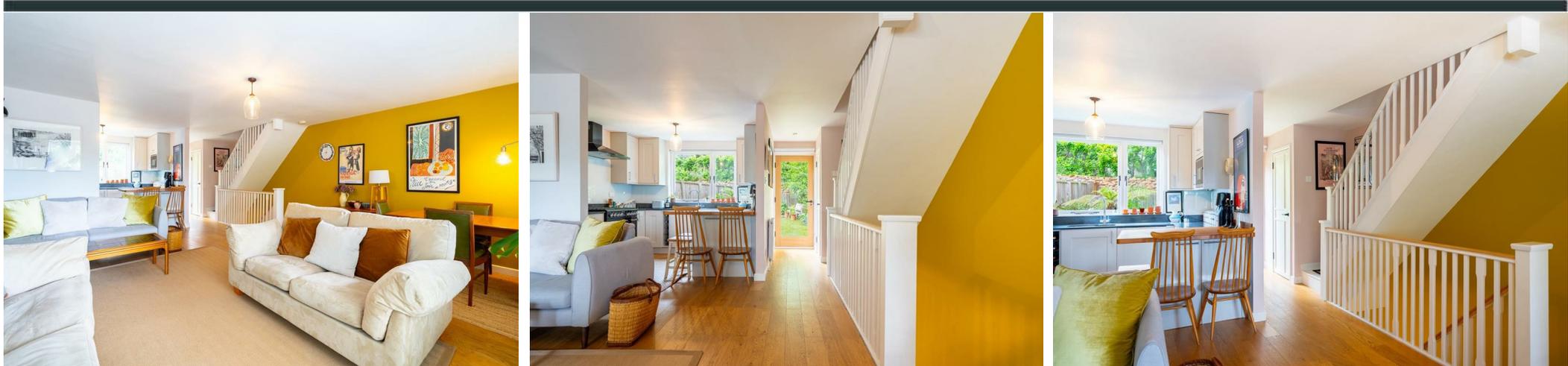


Total area: approx. 125.8 sq. metres (1354.2 sq. feet)



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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) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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