

Fiennes Crescent

The Park
Nottingham
NG7 1ER

Guide Price £449,950



- 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



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.



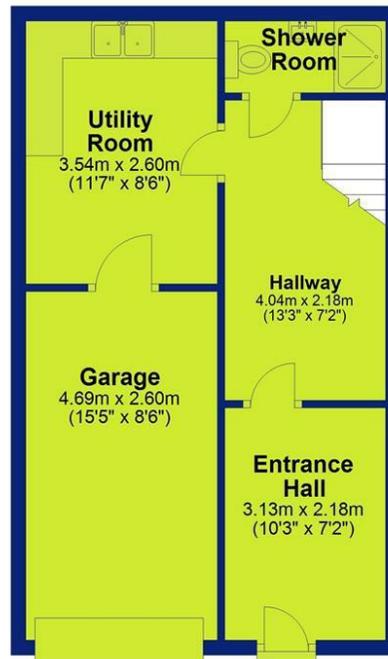


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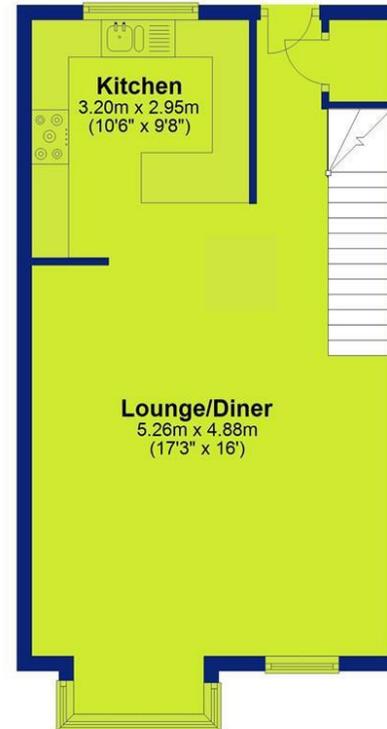
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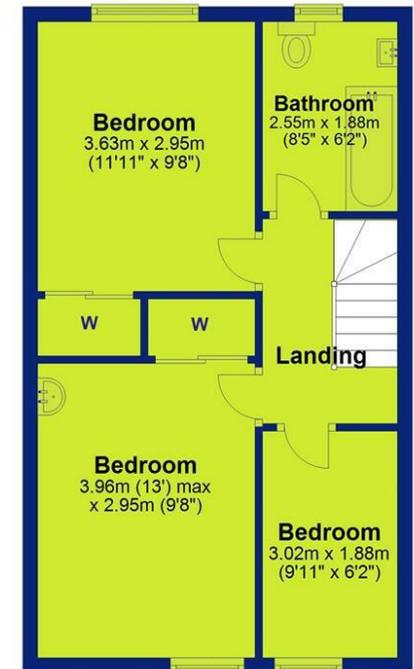
Ground Floor
Approx. 40.7 sq. metres (437.7 sq. feet)



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



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

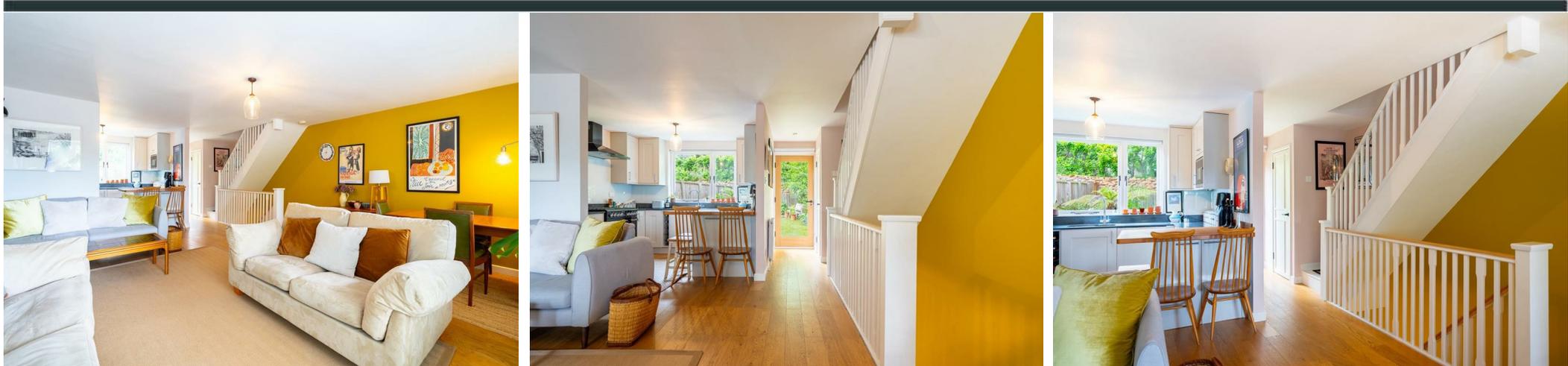


Total area: approx. 125.8 sq. metres (1354.2 sq. feet)



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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			
England & Wales		EU Directive 2002/91/EC 	

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