

Fishpond Drive

Nottingham
NG7 1DG

£350,000



- Prestigious Park Estate location, with easy access to bars, restaurants, shops, train station, and Nottingham Castle
- Ground floor: entrance hall, open-plan lounge/kitchen, additional room (third bedroom or sitting room)
- Modern kitchen with appliances and dining space
- Outside: parking space and small outdoor area
- Internal Area approx 973.7 Sqft
- Semi-detached, two-storey property
- First floor: master bedroom with en-suite, second bedroom, modern bathroom
- Patio doors and rooflight provide abundant natural light
- EPC Rating C
- 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

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.



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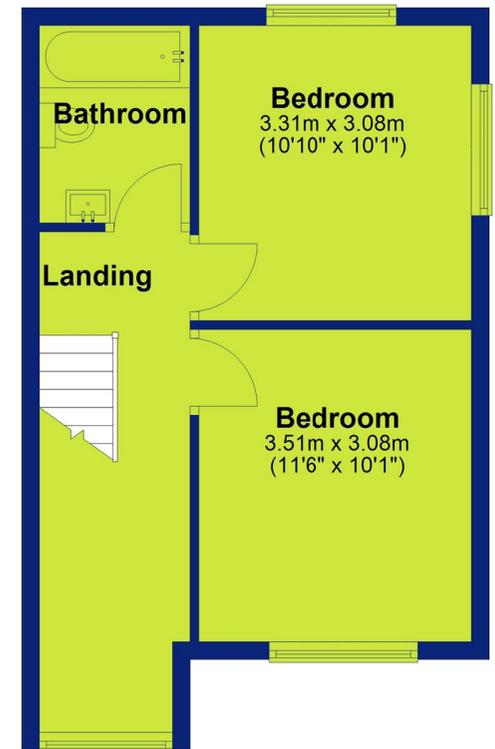
Ground Floor

Approx. 55.1 sq. metres (592.9 sq. feet)



First Floor

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



Total area: approx. 90.5 sq. metres (973.7 sq. feet)



0115 841 1155

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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		77	81
(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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