

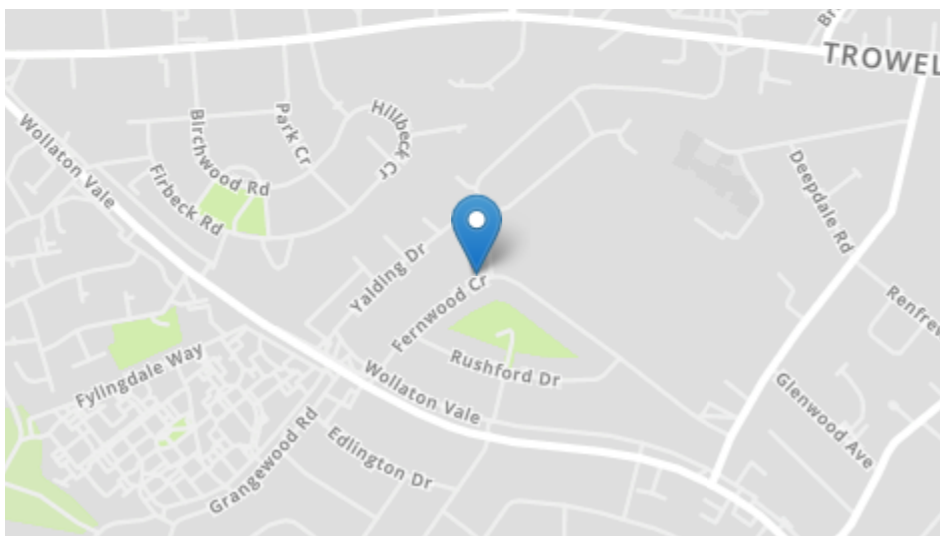
Fernwood Crescent, NG8 2GD

Offers Over £250,000

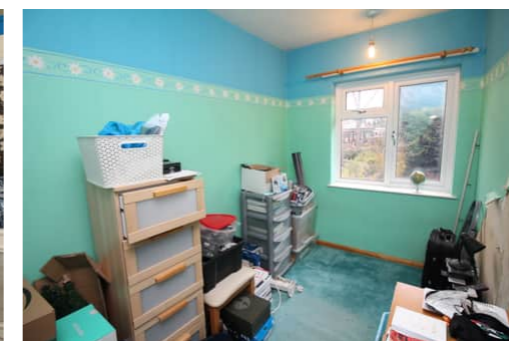


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	83



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- Semi Detached Family Home
- 3 Bedrooms
- Downstairs WC
- Off Road Parking & Garage
- Large Rear Garden
- Favoured School Catchments
- Excellent Road & Public Transport Links
- No Upward Chain

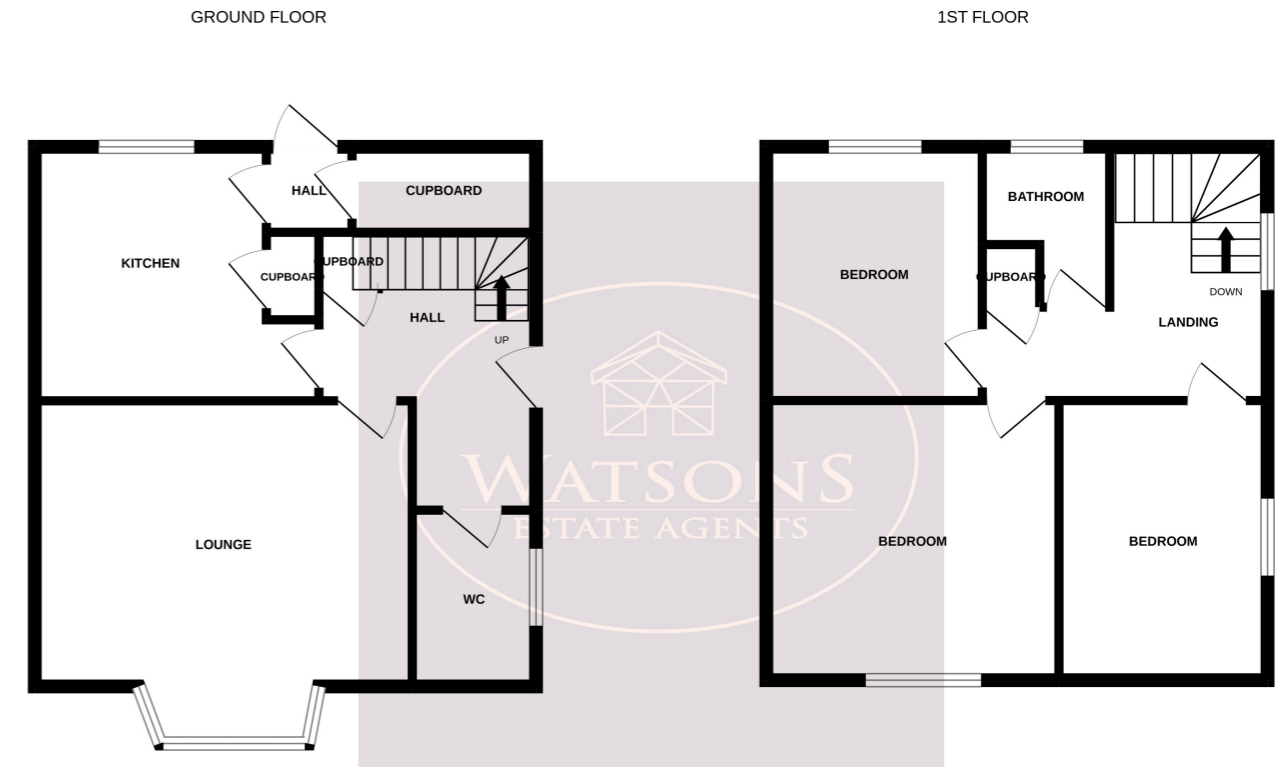
Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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*** CALLING ALL FAMILIES* *** Large plot with rear driveway and garage *** Semi-detached, three bedroom house in an extremely popular Fernwood school catchment area. This property is considered a fantastic opportunity for a first time buyer, young family or professional couple. The property in brief comprises to the ground floor; entrance hall, w/c/cloakroom, lounge with bay window, fitted kitchen with storage cupboards off the kitchen and rear hall. To the first floor landing giving access to three bedrooms and a three piece bathroom suit. To the outside a front garden with gated access and to the rear an extensive garden with driveway and detached garage to the rear.

Ground Floor

Entrance Hall

UPVC double glazed door to the side, stairs to the first floor, storage cupboard and doors to the lounge, kitchen and WC.

WC

WC, wall mounted sink unit, radiator and obscured uPVC double glazed window to the side.

Lounge

4.5m x 3.7m (14' 9" x 12' 2") UPVC double glazed bay window to the front, radiator and feature gas fire.

Kitchen

3.3m x 2.6m (10' 10" x 8' 6") A range of matching wall & base units. Work surfaces incorporating a sink & drainer unit. Integrated electric oven & 4 ring gas hob with extractor over. Plumbing for washing machine, storage cupboard. UPVC double glazed window to the rear and door to the rear porch.

Rear Porch

Door to the rear garden.

First Floor

Landing

Doors to all bedrooms and bathroom. UPVC double glazed window to the side and airing cupboard.

Bedroom 1

3.8m x 3.5m (12' 6" x 11' 6") UPVC double glazed window to the front and radiator.

Bedroom 2

3.0m x 2.4m (9' 10" x 7' 10") UPVC double glazed window to the side and radiator.

Bedroom 3

3.5m x 2.1m (11' 6" x 6' 11") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Extractor fan, radiator and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a lawn garden enclosed by hedge borders. The rear garden offers a good level of privacy and comprises a paved patio, a lawn, brick built outhouse and detached single garage which is accessed down a private driveway to the rear of the property. The garden is enclosed by timber fencing to the perimeter with gated access to the side.