

40 Fairbank Crescent, Nottingham - NG5 4DF Guide Price £230,000 - £240,000









## 40 Fairbank Crescent

Nottingham, Nottingham

GUIDE PRICE £230,000-£240,000 Superb 3 bedroom semi-detached home with character features, modern updates and convenient access to Sherwood's vibrant amenities including shops, bars and restaurants!

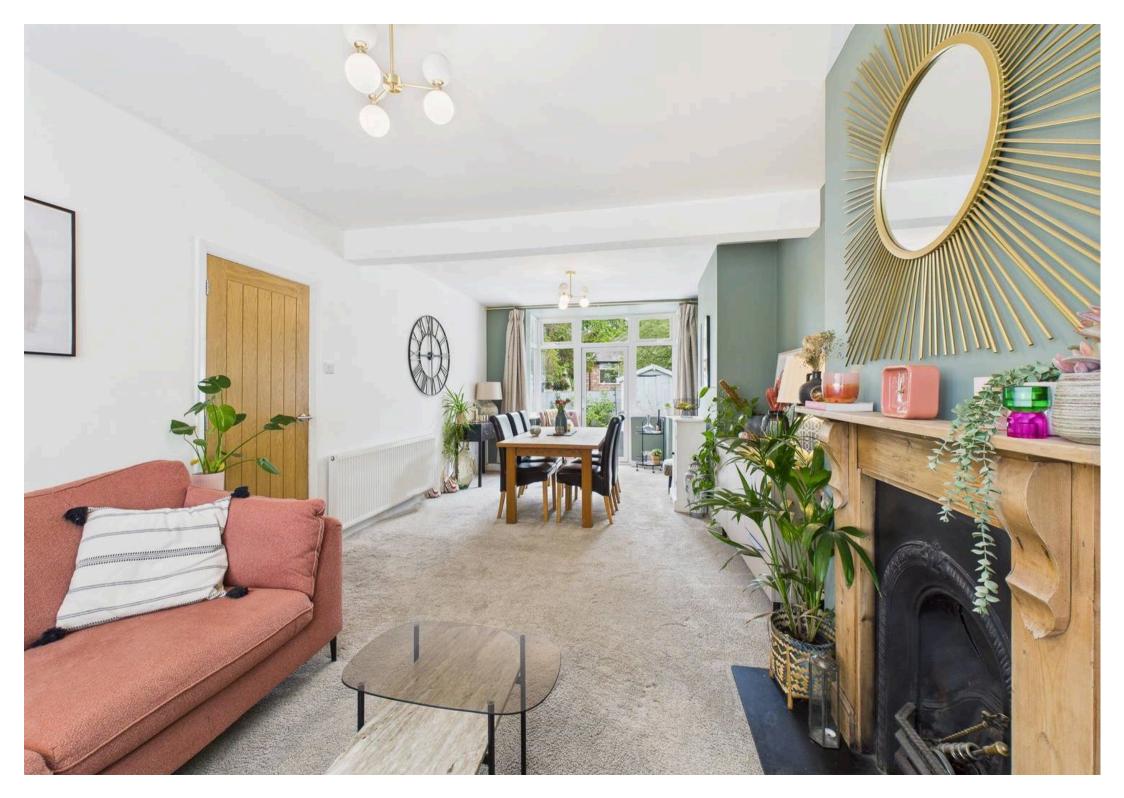
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

**EPC Environmental Impact Rating: D** 

- Semi-detached family home
- Beautifully presented throughout
- A short walk from Sherwood's vibrant shops, restaurants and bars as well as frequent bus services
- A number of recent improvements including oak veneer internal doors, an upgraded front door and carpeting
- Welcoming entrance hall
- Spacious lounge/dining room with open fireplace, feature bay window with custom shutters and garden access
- Modern fitted kitchen with a range of integrated appliances
- Three bedrooms (including two double bedrooms)
- Contemporary bathroom with twin showerheads and excellent views
- Enclosed rear garden with patio, lawn, and mature trees













## Approximate total area

DavidJames

the estate agent

73.1 m<sup>2</sup> 786 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard, Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## **David James Estate Agents**

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