



40 Fairbank Crescent, Nottingham – NG5 4DF

Guide Price £230,000 – £240,000

DavidJames
the estate agent



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









Floor 0



Floor 2

Approximate total area⁽¹⁾

73.1 m²

786 ft²

(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.

GIRAFFE360



David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.