Robert Ellis

look no further. . .

Fernwood Crescent
Wollaton, Nottingham NG8 2GF

A three bedroom semi-detached house with off road parking being offered to the market with the benefit of no upward chain.

£260,000 Freehold

A three bedroom semi-detached house with a driveway to the front and an enclosed rear garden being offered to the market with the benefit of no upward chain.

An ideal opportunity for a wide range of purchasers including first time buyers looking to get onto the property ladder and young families looking for their next home.

Situated in a popular location in Wollaton, close to a range of local amenities including shops, public houses, Wollaton Hall and Deer Park and the popular Fernwood primary and secondary school, all within walking distance. There is the advantage of tram and bus links providing easy access to Nottingham University, QMC and Nottingham city centre and is just a short distance from Beeston train station for journeys further afield.

In brief, the internal accommodation comprises: Entrance hall, spacious living/dining room, kitchen and WC to the ground floor. Rising to the first floor are three bedrooms and a family bathroom.

To the front the property has an enclosed garden with mature shrubs, a walled boundary and gated access to the paved driveway. There is side access to the rear garden with mature shrubs and a fenced boundary. The property benefits from two brick built storage sheds to the side.

This is an ideal purchase for any buyer looking to modernise and create their next home and is well worthy of an early internal viewing in order to be fully appreciated.

Entrance Hallway
A double glazed door leads though to entrance hall with access to the storage cupboard.

Living Room
10'11" x 19'11" (3.339 x 6.088)
Carpeted room with gas fire and aluminium double glazed window to the front aspect.

Dining Room
11'9" x 9'1" (3.593 x 2.785)
Carpeted room with window and door to the rear garden.

Kitchen
9'1" x 18'0" (2.789 x 5.504)
With a range of wall, base and drawer units with worksurfaces over and inset sink with drainer. Space and fittings for freestanding gas oven and fridge/freezer. Electric heater, aluminium double glazed windows to the front and side aspects, double glazed door to the side passage and access to a pantry cupboard.

WC
With WC.

First Floor Landing
With access to the loft hatch and cupboard housing the water tank.

Bedroom One
11'0" x 12'3" (3.361 x 3.743)
Carpeted room with electric heater and aluminium double glazed window to the rear aspect.

Bedroom Two
9'2" x 7'6" (2.802 x 2.294)
Carpeted room with electric heater, fitted wardrobe and aluminium double glazed window to the rear aspect.

Bedroom Three
10'10" x 6'9" (3.321 x 2.082)
Carpeted room with electric heater and aluminium double glazed window to the front aspect.

Bathroom
Incorporating a three piece suite comprising walk in mains power shower with glass shower screen, wash hand basin and WC.

Outside
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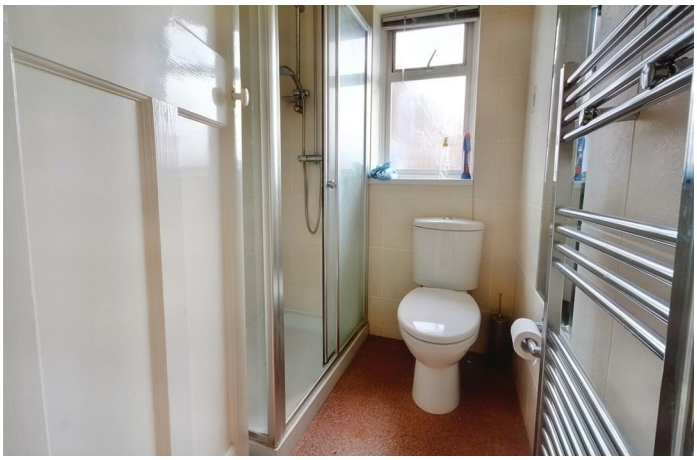

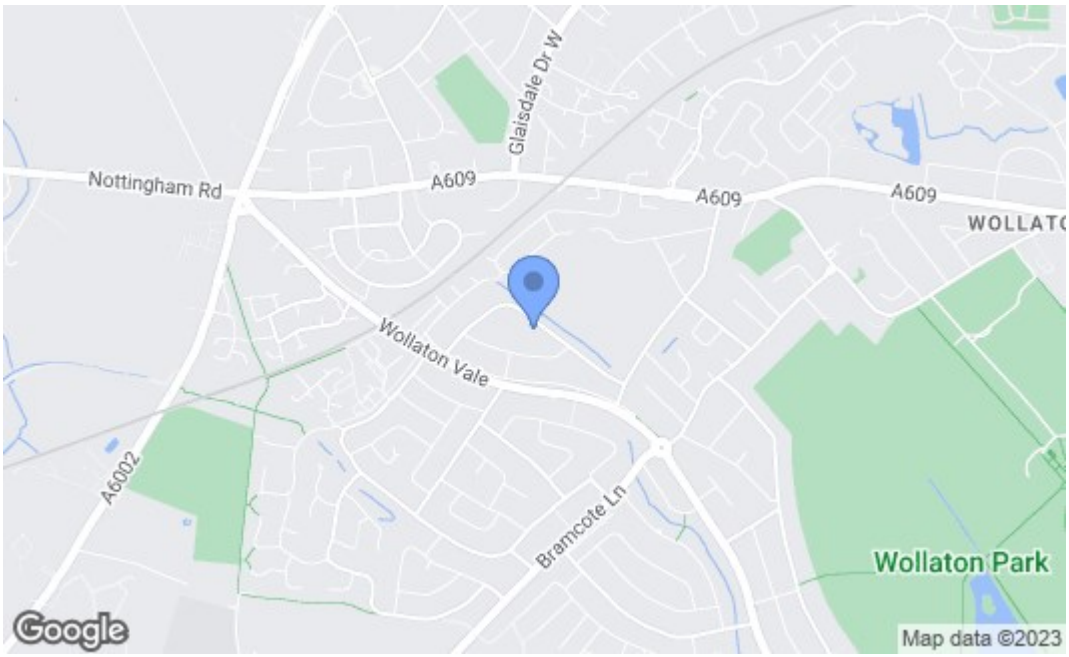

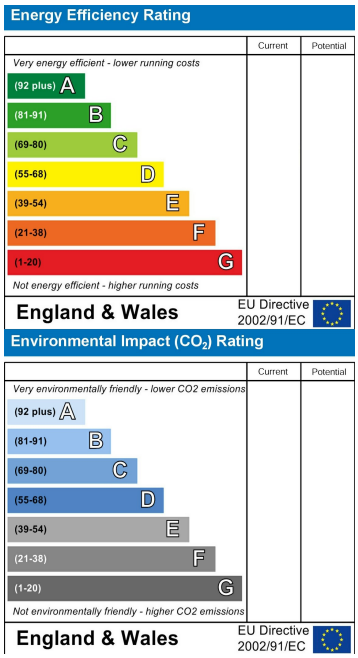

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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