



Fairbank Crescent  
Sherwood, Nottingham NG5 4DF

A TWO BEDROOM, SEMI DETACHED  
FAMILY HOME SITUATED IN SHERWOOD,  
NOTTINGHAM.

**Guide Price £210,000 Freehold**





\*\* GUIDE PRICE £220,000 - £230,000 \*\*

Robert Ellis Estate Agents are delighted to bring to the market this IMMACULATE TWO BEDROOM, END OF TERRACE FAMILY HOME SITUATED IN SHERWOOD, NOTTINGHAM.

The current owners have modernised the home throughout to a high specification, allowing prospective buyers to move in with ease.

The property is situated off Mansfield Road. It is ideally located within walking distance of Sherwood's high street which offers a mixture of restaurants, bars and retail shops. There are transport links on Hucknall Road, allowing access to Nottingham City centre and surrounding areas.

Upon entry, you are welcomed into the hallway which leads through to the lounge with feature panelling and electric fireplace and modern kitchen diner with fitted units. Stairs lead to landing, first double bedroom, second double bedroom, office and beautiful, four piece suite bathroom.

To the rear is an enclosed garden which has been stunningly landscaped into split, tiered levels with laid to lawn, flowers beds/ shrubbery and space for a shed.

A viewing is HIGHLY RECOMMENDED to appreciate the VIEWS & HIGH QUALITY FINISH THROUGHOUT- Contact the office at your earliest convenience to arrange your viewing NOW!



### Entrance Hallway

9'4" x 2'9" approx (2.87 x 0.86 approx)

Double glazed opaque composite front door leading into the Entrance Hallway. Laminate flooring. Carpeted staircase to the First Floor Landing. Internal door leading into the Lounge

### Lounge

13'1" x 11'11" approx (4.00 x 3.64 approx)

UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Feature wall panelling. Feature electric fireplace with marble surround and hearth. Internal door leading into the Kitchen Diner

### Kitchen Diner

16'4" x 9'5" approx (5.00 x 2.89 approx)

UPVC double glazed windows to the rear elevation. UPVC double glazed rear door. Laminate flooring. LVT tiled walls. Range of fitted wall and base units incorporating granite worksurfaces above. Integrated Siemens oven and grill, 5 ring Siemens gas hob with extractor unit above. Integrated ceramic sink with dual heat tap. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer

### First Floor Landing

6'10" x 6'0" approx (2.09 x 1.84 approx)

UPVC double glazed opaque window to the side elevation. LVT flooring. Wall mounted radiator. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

11'1" x 10'9" approx (3.40 x 3.30 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator

### Bedroom 2

11'0" x 9'1" approx (3.36 x 2.79 approx)

UPVC double glazed window to the rear elevation. LVT flooring. Wall mounted radiator

### Study

7'1" x 6'9" approx (2.18 x 2.06 approx)

UPVC double glazed opaque window to the side elevation. Carpeted flooring. Wall mounted radiator

### Family Bathroom

7'8" x 6'10" approx (2.36 x 2.10 approx)

UPVC double glazed opaque window to the rear elevation. LVT flooring. Partially tiled walls. Wall mounted towel radiator. Ceiling light point. 4 piece suite comprising of a freestanding bath with dual heat tap, walk-in shower with waterfall showerhead and handheld shower unit, wall mounted sink with dual heat tap and drawers for storage and a WC

### Front of Property

To the front of the property there is a low maintenance block paved garden

### Rear of Property

To the rear of the property there is an enclosed landscaped rear garden with stairs leading to the tiered levels with lawn, flowerbeds and space for a shed. Resin paved pathway leading to the front of the home.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

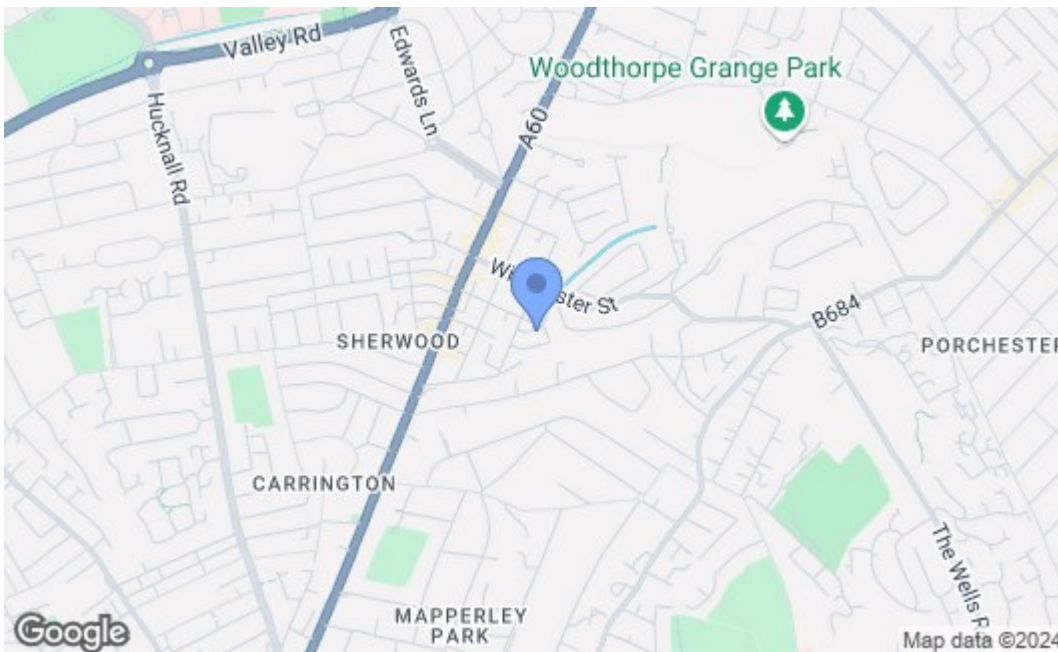
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.