



63 Fernleigh Avenue, Nottingham - NG3 6FN

Guide Price £300,000

DavidJames  
the estate agent





## 63 Fernleigh Avenue

Nottingham, Nottingham

EXCELLENT LOCATION! Charming three-bed semi-detached home in walking distance of Mapperley's vibrant amenities and bus links with two reception rooms, conservatory and southerly-facing rear garden!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

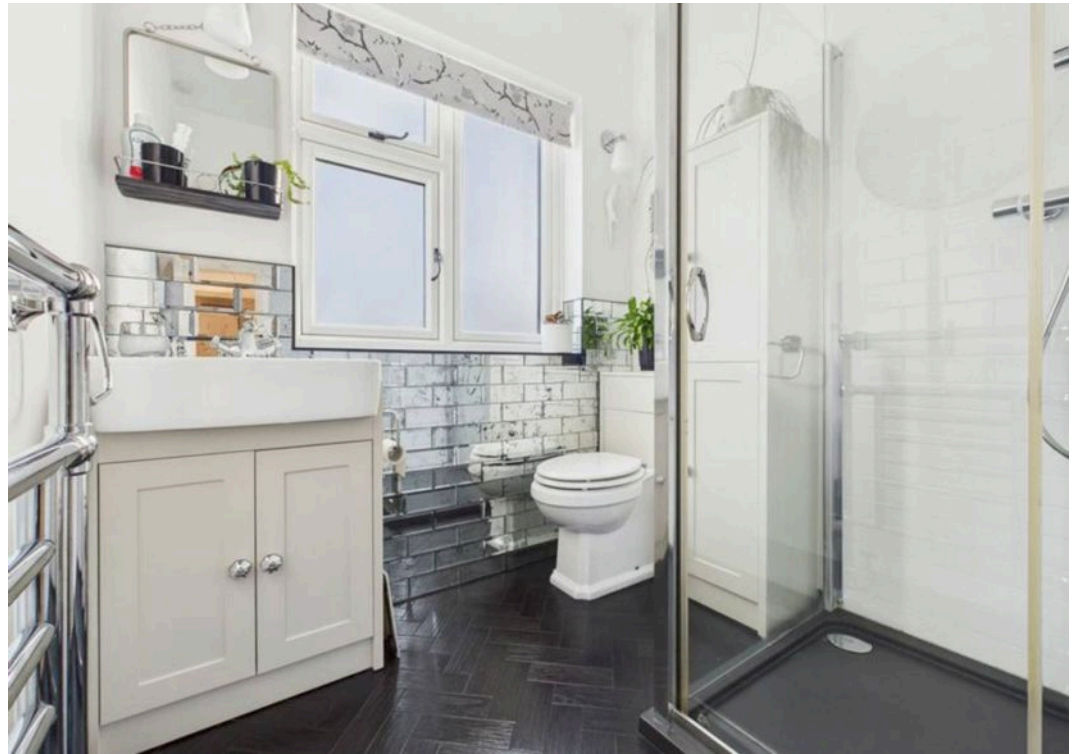
- Charming semi-detached family home
- Positioned in one of Mapperley's most convenient and well-connected locations
- In walking distance of the area's shops, schools, frequent bus services and everyday amenities
- Impressive entrance hallway with original staircase and beautifully restored internal doors
- Superb lounge with a generous bay window and feature gas fire
- Second spacious reception room (current dining room) and cosy conservatory
- Well-equipped kitchen with a range of base and wall units and a breakfast bar
- Three beautifully-presented bedrooms (including two generous doubles bedrooms)
- Striking shower room with shower enclosure, modern vanity basin and back-to-wall WC
- Generous south-east facing rear garden with patio and gated side access

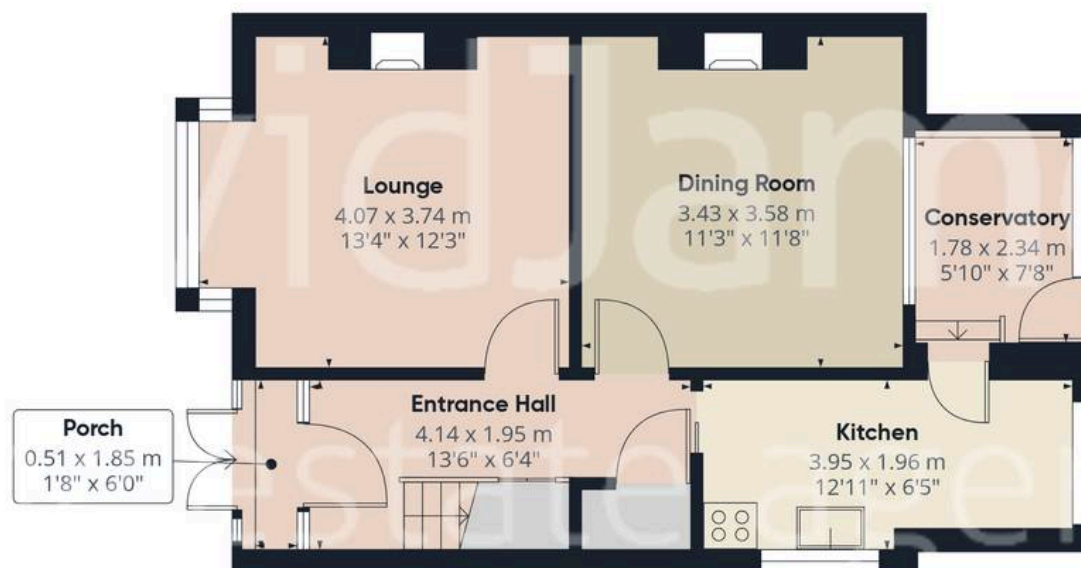












Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

80.8 m<sup>2</sup>

870 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







## David James Estate Agents

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