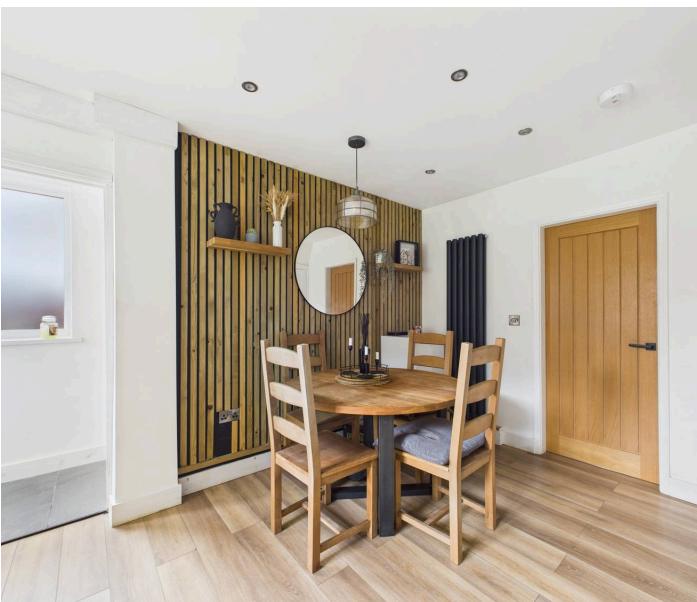




**100 Gainsford Crescent, Nottingham – NG5 5FJ**  
**£210,000**

**David James**  
the estate agent



# 100 Gainsford Crescent

Nottingham, Nottingham

Superb 3-bed semi-detached home ideal for first-time buyers & growing families! Featuring a stunning dining kitchen, lounge & shower room, southerly-facing garden & driveway - all close to amenities!

Council Tax band: A

Tenure: Freehold

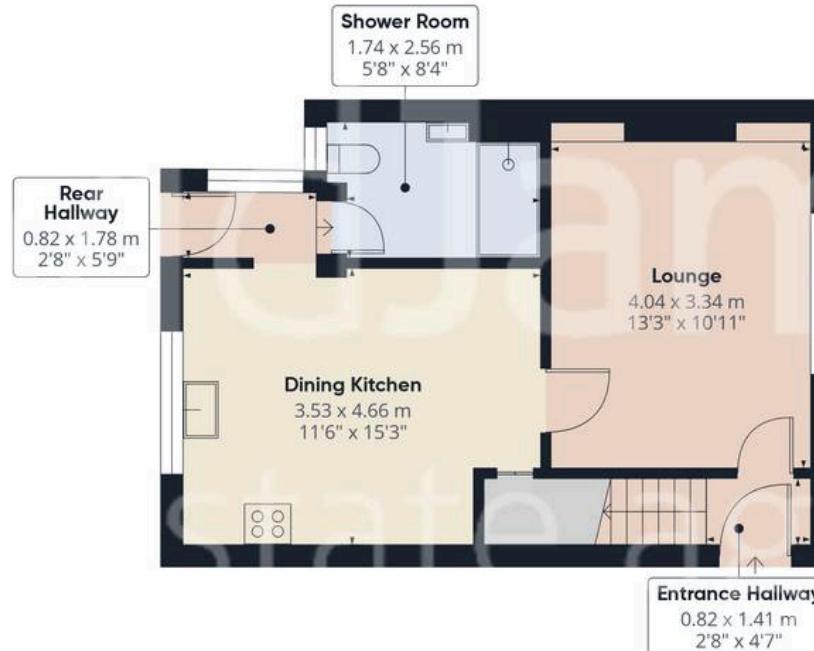
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Superb semi-detached home with stylish updated interiors
- Excellent opportunity for first-time buyers and growing families
- Conveniently positioned with local amenities close by
- Welcoming entrance hallway leading to a well-presented lounge
- Stunning modern dining kitchen with striking wood panelled feature wall and range of integrated appliances
- Contemporary shower room featuring a double-width walk-in shower enclosure with a dual-head rainfall shower
- Three well-proportioned first floor bedrooms
- Spacious main double bedroom with cleverly created dedicated wardrobe space
- Southerly-facing rear garden with large patio area, gravel and lawn
- Double width driveway and garage







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

68.5 m<sup>2</sup>

737 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





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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.