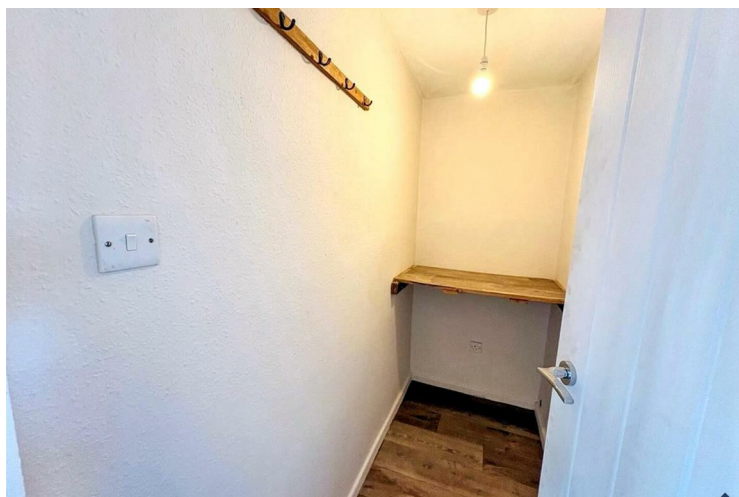




14 FAIRWAY CRESCENT NOTTINGHAM

£950 Per

A well-presented two-bedroom home brand new throughout featuring a modern kitchen/diner, spacious living room with new carpet, modern bathroom and a generous rear garden backing onto peaceful open fields.



- VIRTUAL TOUR AVAILABLE • Fully renovated throughout • Modern throughout • Two double bedrooms

Kitchen / Diner

A stylish U-shaped kitchen finished in sage green with gold handles and marble-effect worktops. Features include white metro tiles, a stainless-steel sink, built-in extractor fan, oven and hob. The room benefits from wooden effect flooring and offers space for a small dining table and chairs.

Living room

A spacious living room extending the full length of the house, newly fitted with brand-new carpet and newly painted walls.

Bedroom 1

A generously sized double bedroom with a built-in storage cupboard housing the boiler, brand-new carpet and is newly painted.

Bedroom 2

A well-proportioned double bedroom with a useful built-in storage cupboard.

Bathroom

A three-piece bathroom suite comprising a bath with overhead shower, pedestal wash basin and WC.

Garden

A spacious rear garden with a shed for additional storage. The garden backs onto a peaceful open field, creating a quiet and pleasant outlook. To the front of the property, there is access to an outdoor storage area and an enclosed porch, providing further useful storage space.

Location

Situated in the peaceful Nottinghamshire village of Newton, the property enjoys a semi-rural setting while remaining within easy reach of nearby Bingham and East Bridgford. Bingham offers a

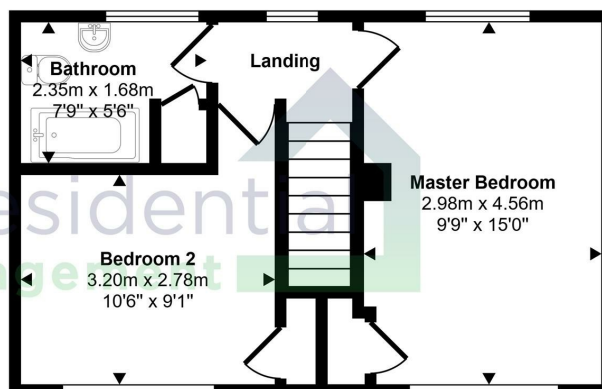
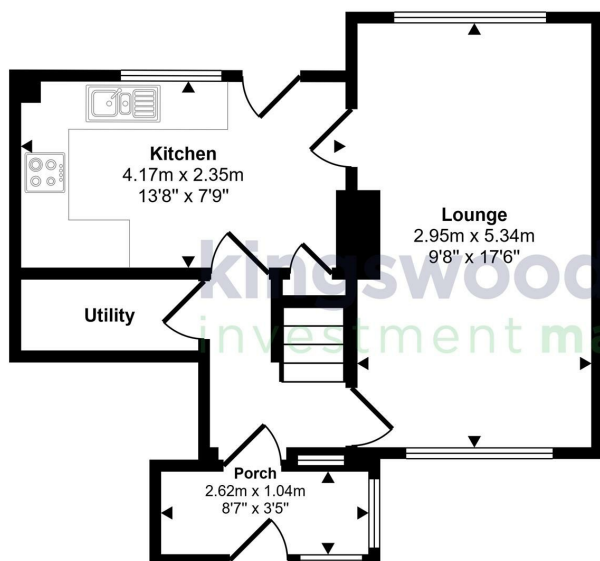
wide selection of shops, supermarkets, schools and everyday amenities. Excellent road links are available via the nearby A46, while local bus services provide connections to Bingham, Radcliffe-on-Trent and Nottingham.



- Large garden • Peaceful views to the back of the property • Storage cupboards • Quiet cul-de-sac location • Council tax band = A • EPC Rating = C



Approx Gross Internal Area
70 sq m / 751 sq ft



First Floor
Approx 34 sq m / 361 sq ft

Ground Floor
Approx 36 sq m / 390 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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