









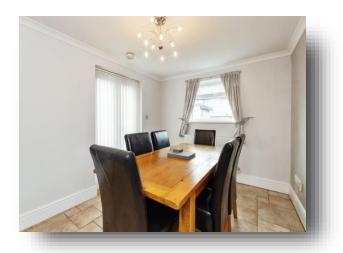
welcome to

Meadowvale Crescent, Nottingham

REDUCED

This well-presented 3-bedroom end-terraced home features a lounge, dining area, kitchen, and downstairs WC, with two double bedrooms, a single bedroom, and a family bathroom upstairs. The property also boasts a spacious loft room, and potential for off-street parking to the front (STPP).













Entrance Hall

A welcoming entrance hall with a UPVC front door, laminated flooring and a radiator.

Cloakroom

4' 6" x 5' 7" (1.37m x 1.70m)

Comprising of a WC, a washbasin and the boiler.

Lounge

19' 8" x 11' (5.99m x 3.35m)

A spacious lounge with a front aspect, an exposed brick feature chimney breast. Fitted with carpet and french doors to the dining room.

Dining Room

12' 4" x 9' 3" (3.76m x 2.82m)

With tiled flooring and patio doors out to the rear garden.

Kitchen

13' 6" x 11' (4.11m x 3.35m)

Fitted with base and eye level units and a breakfast bar. With an integrated electric hob and oven, inset sink and plumbing for a dishwasher and washing machine. A storage cupboard under stairs and a door allowing access to the side of the property.

Landing

Fitted with carpet, a radiator and french doors that lead to the staircase upto the loft space.

Bedroom 1

10' 9" x 8' 6" (3.28m x 2.59m)

A front aspect double bedroom with a radiator.

Bedroom 2

13' 2" x 8' 10" (4.01m x 2.69m)

A double bedroom to the rear of the property with built-in wardrobes, a radiator and carpet.

Bedroom 3

10' 7" x 7' 11" (3.23m x 2.41m)

A single bedroom sitting at the front of the property with a radiator.

Bathroom

Comprising of a P-shaped bath with an overhead shower, a WC, a washbasin, and a radiator.

Loft Space

16' 1" restricted head room x 8' 4" restricted head room (4.90 m restricted head room x 2.54 m restricted head room) A great additional space, currently being used as a games room but not limited to this. Fitted with a radiator, two Velux windows.

Outside

To the front of the property is the potential for a driveway (subject to approval for a drop kerb), which is gated. At the rear is a garden with side access, a decked seating area, a slabbed patio, a laid lawn and a brick shed.





welcome to

Meadowvale Crescent, Nottingham

- 3-BEDROOM END TERRACED HOME
- ADDITIONAL LOFT ROOM
- ENCLOSED REAR GARDEN WITH A BRICK SHED
- 2-RECEPTION ROOMS
- WELL-PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: C

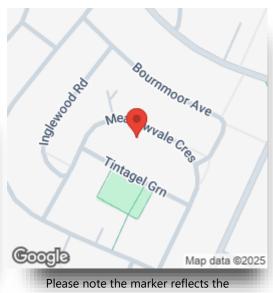
offers over

£220,000









postcode not the actual property

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Property Ref: WBF103297 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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