

HoldenCopley

PREPARE TO BE MOVED

Wilford Crescent East, The Meadows, Nottinghamshire NG2 2EF

Guide Price £200,000 - £220,000

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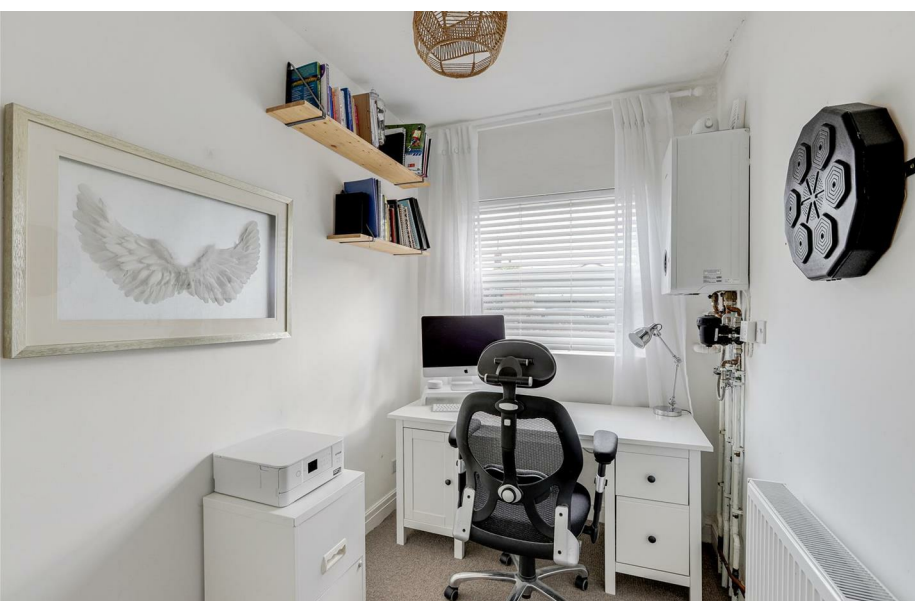
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THE PERFECT FIRST HOME...

This beautifully presented three-bedroom, three-storey mid-terrace house is perfect for first-time buyers looking to move straight in. Ideally located just a stone's throw from Nottingham city centre, the property is within close proximity to various local amenities, including shops, excellent transport links and great school catchments. The ground floor features a spacious living room, a separate dining room ideal for entertaining and a well-appointed modern fitted kitchen. On the first floor, you'll find two bright bedrooms and a contemporary three-piece bathroom suite, fitted in 2019. The second floor offers a generously sized third bedroom, a walk-in closet and access to the loft, providing ample storage space. To the front of the property, on-street permit parking is available for residents, while the rear boasts a private garden complete with an artificial lawn, a block-paved patio perfect for outdoor dining, and an outhouse for additional storage or utility use. With its blend of modern interiors and central location, this home offers both comfort and convenience, making it a fantastic opportunity for anyone looking to settle into a well-connected area.

MUST BE VIEWED





- Three Storey Terrace House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Private Low Maintenance Rear Garden
- On Street Permit Parking
- Worcester 2000 Boiler Installed In 2021
- Fully Rewired In 2019
- Central Location





GROUND FLOOR

Living Room

11'10" x 11'1" (max) (3.61m x 3.38m (max))

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround, recessed spotlights and a single composite door providing access into the accommodation.

Stairs

4'3" x 2'7" (1.30m x 0.81m)

This space has carpeted flooring and stairs and panelled walls.

Dining Room

11'10" x 11'8" (max) (3.61m x 3.58m (max))

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a built-in cupboard and space for a dining table set.

Kitchen

13'1" x 5'6" (4.00m x 1.68m)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated oven, an electric hob with an extractor hood, space and plumbing for a washing machine, a stainless steel sink with a drainer and a swan neck mixer tap, vinyl herringbone flooring, a radiator, partially tiled walls, space for a fridge-freezer, a UPVC double-glazed window to the side elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

11'10" x 5'1" (3.61m x 1.57m)

The landing has carpeted flooring and provides access to the first floor accommodation.

Bedroom Two

11'10" x 11'1" (max) (3.61m x 3.40m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Three

9'4" x 6'2" (2.86m x 1.88m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a wall-mounted combi boiler.

Bathroom

9'3" x 5'3" (max) (2.84m x 1.61m (max))

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed over the head rainfall shower and hand-held shower, a glass shower screen, vinyl tile-effect flooring, partially tiled walls, a heated towel rail, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Master Bedroom

11'9" x 11'1" (max) (3.60m x 3.39m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a panelled feature wall, a recessed spotlight and access to the loft.

Walk In Closet

10'9" x 6'6" (max) (3.29m x 1.99m (max))

This space has carpeted flooring and a velux window.

OUTSIDE

Storage Outside

5'6" x 2'9" (1.70m x 0.86m)

Front

To the front of the property is the availability for on street parking for permit holders.

Rear

To the rear of the property is a private garden with a fence panelled boundary, an artificial lawn, a block paved patio and an outhouse.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast - 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Previous damp in dining room, treated with damp proof course

Communal Facilities - Alleyway to the rear allowing access for 135

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

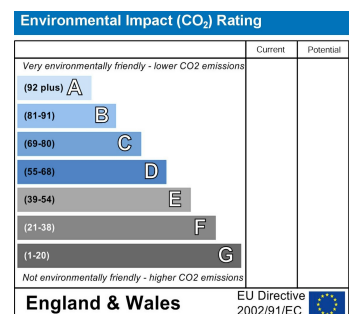
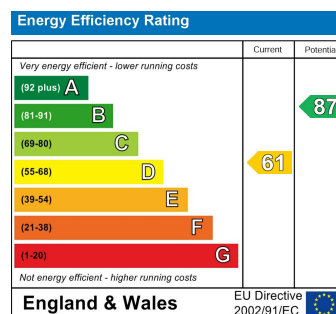
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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