

HoldenCopley

PREPARE TO BE MOVED

Wilford Crescent East, The Meadows, Nottinghamshire NG2 2ED

Guide Price £210,000 - £230,000

Wilford Crescent East, The Meadows, Nottinghamshire NG2 2ED



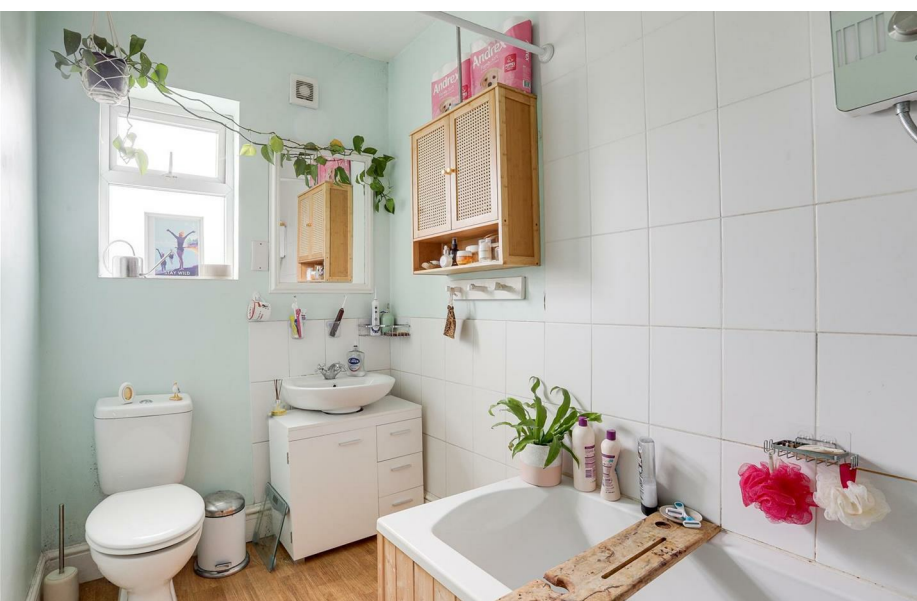
GUIDE PRICE £210,000 - £220,000

MID TERRACED HOUSE...

This three-storey mid-terraced house is perfectly positioned with easy access to shops, schools, and a variety of local amenities, making it an ideal choice for first-time buyers, families, or investors alike. As you step into the property, the welcoming entrance hall leads you to the bright and spacious living room, complete with a bay window and a charming open-feature fireplace – the perfect space to relax and unwind. The hall also provides access to the dining room, which connects seamlessly to the well-appointed kitchen. The first floor features two bedrooms and a modern three-piece bathroom suite. Ascend to the second floor, where you'll find a generous double bedroom with access to a private dressing room, providing extra storage and convenience. Externally, the property boasts a small courtyard to the front. To the rear, you'll discover an enclosed garden featuring a covered shelter, a lawned area, fence-panelled boundaries, and gated access.

MUST BE VIEWED





- Mid Terraced House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Dressing Room
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Hall
3*9" max x 13*9" (1.16m max x 4.21m)

The hall has wood flooring, carpeted stairs, a radiator, and a door providing access into the accommodation.

Living Room
14*5" into bay x 10*4" (4.41m into bay x 3.15m)
The living room has s UPVC double glazed bay window to the front elevation, a radiator, coving to the ceiling, a feature open fireplace with a wooden surround and tiled hearth, and carpeted flooring.

Dining Room
11*11" x 13*8" (3.65m x 4.17m)
The dining room has a UPVC double glaze window to the rear elevation, a radiator, a dado rail, coving to the ceiling, an in-built cupboard, and tiled flooring.

Kitchen
6*5" x 13*3" (1.96m x 4.04m)
The kitchen has fitted base units with curtains, worktops, a stainless steel sink with taps and a drainer, space for a freestanding cooker, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, a radiator, a wall-mounted boiler, tiled splashback, wood-effect flooring, two UPVC double glazed windows to the side and rear elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing
5*4" x 13*9" (1.64m x 4.20m)
The landing has carpeted flooring, a radiator, and access to the first floor accommodation.

Bedroom Two
11*10" x 13*8" (3.63m x 4.19m)
The second bedroom has a UPVC double glazed window to the front elevation, and carpeted flooring.

Bedroom Three
7*11" x 9*3" (2.42m x 2.84m)
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom
9*2" x 5*5" (2.81m x 1.67m)
The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, a chrome heated towel rail, partially tiled walls, and wood-effect flooring.

SECOND FLOOR

Bedroom One
13*9" x 11*10" (4.20m x 3.63m)
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a recessed chimney breast alcove, wood flooring, and access into the dressing room.

Dressing Room
13*3" max x 9*3" (4.05m max x 2.84m)
The dressing room has a Velux window, recessed spotlights, a radiator, carpeted flooring, eaves storage, and access into the boarded loft.

OUTSIDE

Front
To the front of the property is a small courtyard.

Rear
To the rear of the property is an enclosed garden with a covered shelter, a lawn, fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

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.

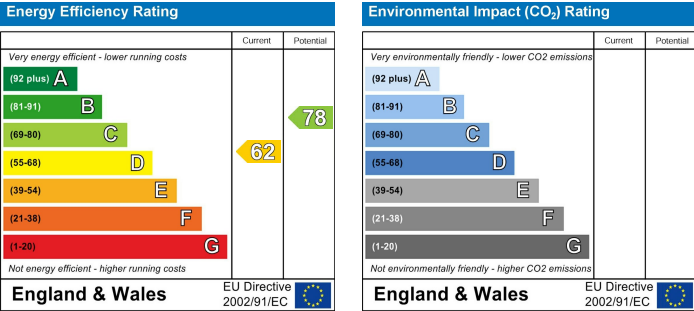
The vendor has advised the following:
Property Tenure is Freehold

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Wilford Crescent East, The Meadows, Nottinghamshire NG2 2ED

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.