

HoldenCopley

PREPARE TO BE MOVED

Wilford Lane, Wilford, Nottinghamshire NG11 7AX

Guide Price £260,000

Wilford Lane, Wilford, Nottinghamshire NG11 7AX



GUIDE PRICE £260,000 TO £280,000

SEMI DETACHED HOUSE...

Welcome to this semi-detached house, perfectly situated in a highly sought-after location with convenient access to local amenities and excellent transport links to Nottingham City Centre and the surrounding areas. This well-presented home offers a warm and inviting entrance hall that leads into a living room, where a striking feature fireplace serves as a focal point, creating a cosy and welcoming atmosphere. The fitted kitchen is designed for both functionality and style, featuring ample storage and workspace, while double French doors open out to the rear garden, allowing for plenty of natural light and a seamless indoor-outdoor connection. From the kitchen, there is also access to a practical utility room, providing additional storage and space for household appliances. On the first floor, the property boasts two well-proportioned bedrooms, each offering comfortable living space, along with a modern three-piece shower room, tastefully designed with contemporary fittings. The layout of the home is both practical and inviting, making it an ideal choice for a range of buyers. Externally, the front of the property features a lawn, a driveway that leads to the garage, and a wooden gate providing convenient access to the rear garden. The enclosed generous sized rear garden offers a private and peaceful retreat, complete with security lighting, a patio area perfect for outdoor dining, and a variety of mature trees, shrubs, and bushes that add character and greenery to the space. A lawn extends across the garden, bordered by fence panels for added privacy. Additionally, the rear garden provides access to both the garage and a separate outdoor storage room, ensuring ample space for all your storage needs.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Utility Room
- Three-Piece Bathroom Suite
- Garage & Driveway
- Spacious Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

2'11" x 3'1" (0.91m x 0.94m)

The entrance hall has wood-effect floor, carpeted stairs, a radiator, and a double gated door proving access into the accommodation.

Living room

11'4" x 13'2" (3.46m x 4.03m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, a feature fireplace, and wood-effect flooring.

Kitchen

9'10" x 16'6" max (3.02m x 5.05m max)

The kitchen has a range of modern fitted base and wall units with worktops and a breakfast bar, an under-mounted sink with a swan neck mixer tap and integrated drainer grooves, an integrated oven, ceramic hob, and extractor fan, and integrated fridge freezer, space for a dining table, a radiator, recessed spotlights, wood-effect flooring, a UPVC double glazed window to the rear elevation, and double French door opening to the rear garden.

Utility Room

4'3" x 2'11" (1.30m x 0.90m)

The utility room has a UPVC double glazed obscure window to the rear elevation, space and plumbing for a washing machine, space for a tumble dryer, and wood-effect flooring.

FIRST FLOOR

Landing

3'1" x 7'8" (0.94m x 2.34m)

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

11'4" x 13'5" (3.46m x 4.09m)

The first bedroom has a UPVC double glazed window to the front elevation, a decorative feature fireplace, a picture rail, fitted wardrobes, a radiator, and carpeted flooring.

Bedroom Two

7'7" x 9'11" (2.32m x 3.04m)

The two bedroom has a UPVC double glazed window to the rear elevation, fitted wardrobes with mirrored sliding doors, a feature fireplace, a radiator, and carpeted flooring.

Shower Room

6'11" x 7'7" (2.11m x 2.33m)

The shower room has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a counter-top wash basin, a walk-in shower enclosure with a rainfall and handheld shower head, a radiator, recessed spotlights, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, a driveway to the garage, and a wooden door opening to the rear garden.

Rear

To the rear of the property is an enclosed rear garden with security lighting, a patio area, various planted trees, shrubs and bushes, a lawn, a fence panelled boundary, and access into the garage.

Garage

The garage has ample storage, and an up-and-over door opening out onto the driveway.

Outdoor Store

3'4" x 3'9" (1.03m x 1.15m)

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 1800Mbps and Upload Speed 220Mbps

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 B

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:

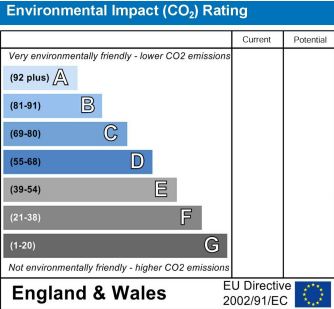
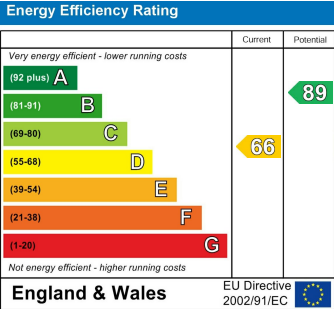
Property Tenure is Freehold

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.

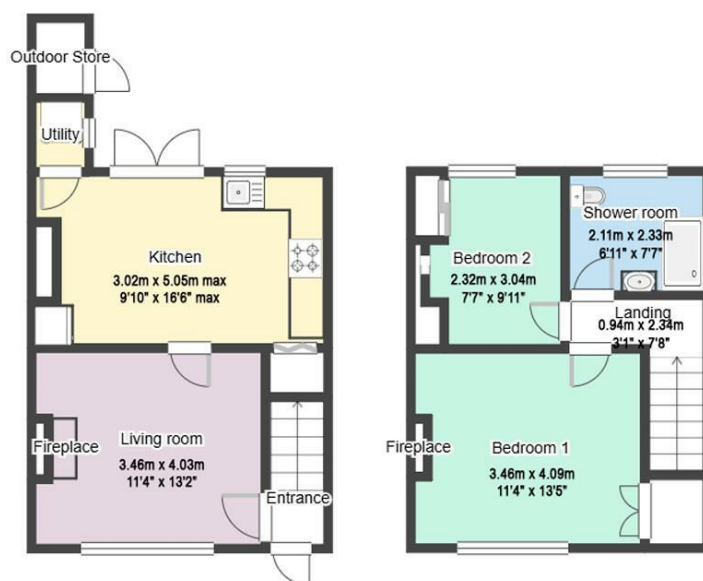
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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 Lane, Wilford, Nottinghamshire NG11 7AX

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.