

# HoldenCopley

PREPARE TO BE MOVED

Wilford Crescent West, The Meadows, Nottinghamshire NG2 2FT

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Guide Price £220,000 - £230,000

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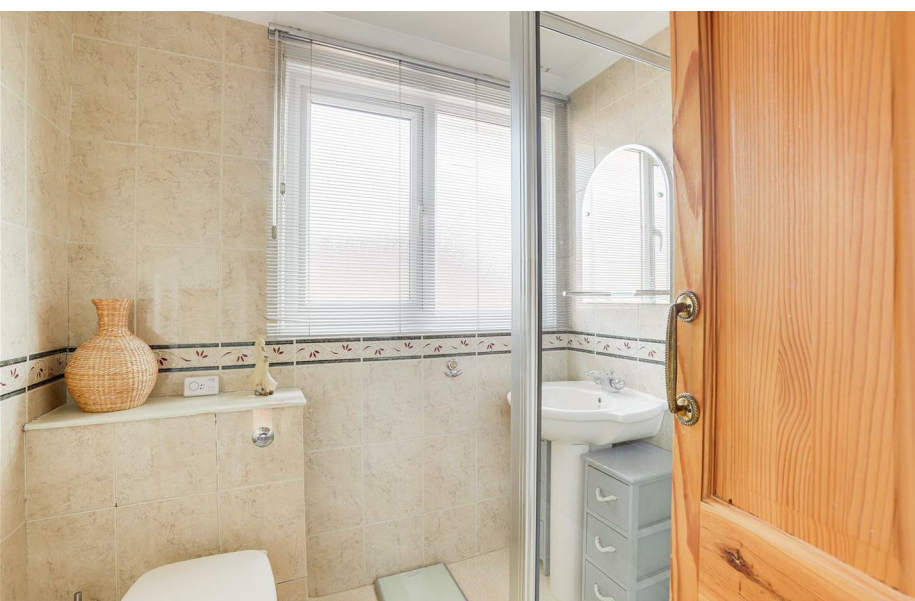
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## SEMI DETACHED HOUSE...

Welcome to this well-presented three-bedroom semi-detached home, an ideal purchase for first-time buyers seeking both space and comfort. Situated in a popular location, this property is within easy reach of West Bridgford town Centre and Nottingham City Centre, excellent transport links, and various catchment schools. It is also just a short walk from the scenic River Trent. The accommodation comprises an entrance hall, a spacious living room with a charming bow window, a modern fitted kitchen, and a convenient ground-floor W/C. Upstairs, you'll find three well-proportioned bedrooms and a stylish three-piece shower room. Outside, the front of the property features a garden enclosed by fence panelling with gated access. The rear boasts a beautifully tiered garden with a patio area, access to a brick-built outbuilding, steps leading down to a lawn with planted borders, and a picturesque rockery, all enclosed by a fence-panelled boundary.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three Piece Shower Room
- Ground Floor W/C
- Enclosed Rear Garden
- Popular Location
- Freehold
- Must Be Viewed





GROUND FLOOR

Entrance Hall

17'2" x 5'8" (5.25m x 1.75m)

The entrance hall has wood-effect flooring, carpeted stairs, a stair lift, an in-built cupboard, a dado rail, coving to the ceiling, and a composite door providing access into the accommodation.

W/C

7'3" x 2'7" (2.21m x 0.81m)

This space has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a radiator, partially tiled walls, and tiled flooring.

Living Room

17'3" max x 11'2" (5.26m max x 3.42m)

The living room has a UPVC double glazed bow window to the front elevation, a TV point, a radiator, coving to the ceiling, and carpeted flooring.

Kitchen

14'2" x 8'5" (4.34m x 2.58m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, an integrated microwave, a gas ring hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, space for a dining table, a radiator, coving to the ceiling, tiled splash back, tiled flooring, a UPVC double glazed window to the rear elevation, and a door providing access to the rear garden.

FIRST FLOOR

Landing

10'9" x 6'5" (3.30m x 1.98m)

The landing has carpeted flooring, a dado rail, coving to the ceiling, an in-built cupboard, access into the loft, and access to the first floor accommodation.

Bedroom One

12'5" x 10'0" (3.80m x 3.07m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and carpet flooring.

Bedroom Two

11'2" max x 10'6" (3.41m max x 3.22m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, a range of fitted furniture with wardrobes, bedside tables and overhead cupboards and carpet flooring.

Bedroom Three

8'0" x 6'11" (2.45m x 2.12m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, and carpet flooring.

Shower Room

6'4" x 6'4" (1.95m x 1.94m)

The shower room has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a wall-mounted boiler, an extractor fan, a heated towel rail, coving to the ceiling, floor-to-ceiling tiling, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a garden with a fence panelled surround, and gated access.

Rear

To the rear of the property is an enclosed tiered garden with a patio, access into a brick built outbuilding, steps down to a lawn with planted borders, a planted rockery, fence panelled boundary.

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 100Mbps

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 Defences – 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:

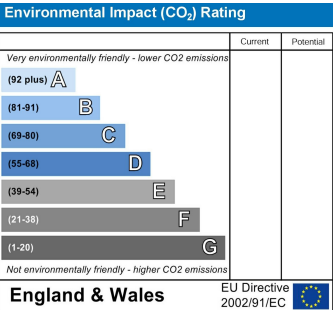
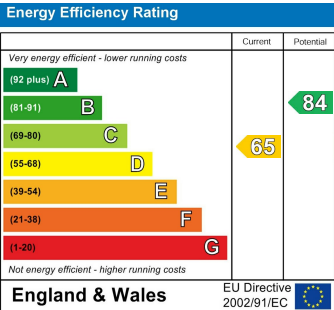
Property Tenure is Freehold

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.

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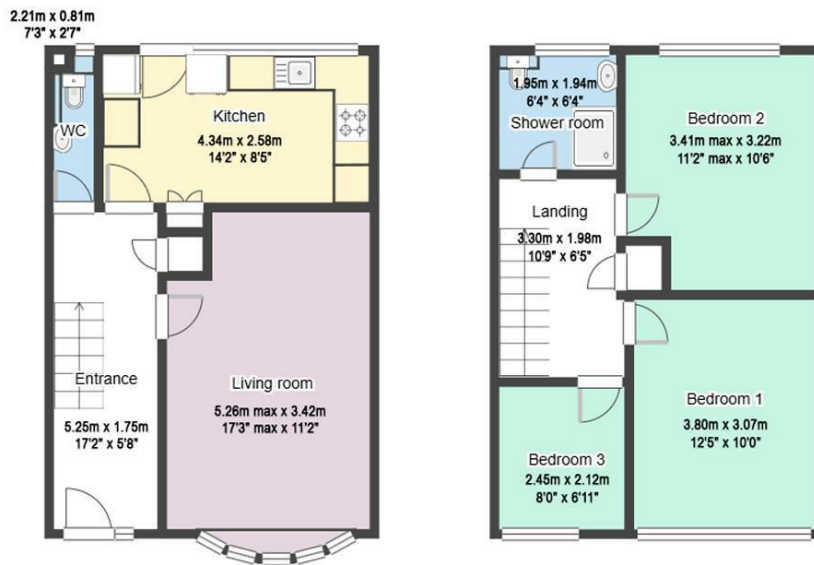
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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