

HoldenCopley

PREPARE TO BE MOVED

Wilford Grove, The Meadows, Nottinghamshire NG2 2DW

Guide Price £200,000 - £220,000

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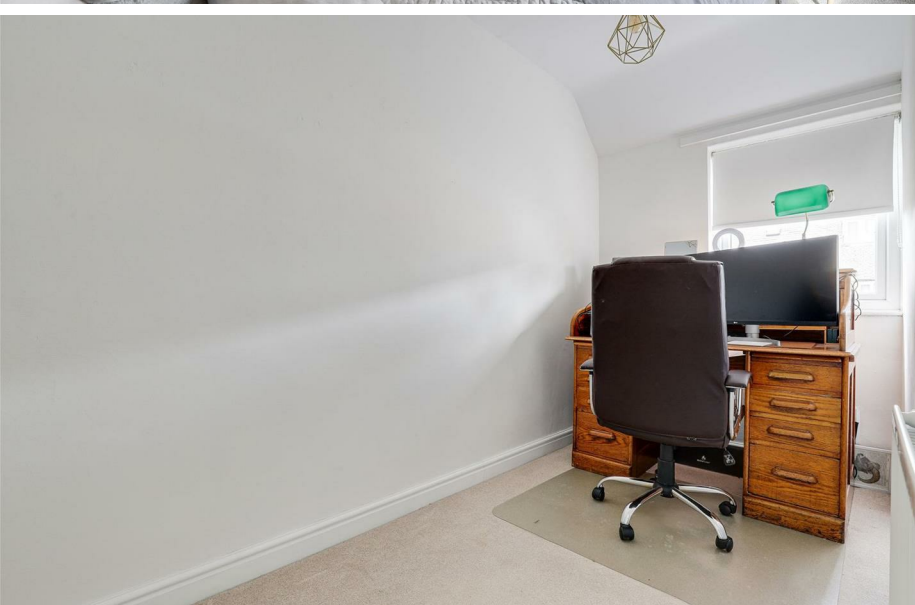
GUIDE PRICE £200,000 - £220,000

THREE-STORY HOUSE...

This three bedroom mid-terraced house boasts deceptively spacious accommodation spanning across three floors, making it a great buy for a range of buyers. Situated close to Nottingham City Centre, offering excellent transport links and easy access to local amenities. The ground floor boasts a good-sized living room, and a modern fitted kitchen with ample space for a dining table. On the first floor, you'll find two bedrooms, including a master bedroom complete with fitted wardrobes for convenient storage. A stylishly refurbished three-piece bathroom suite serves the first-floor bedrooms. The second floor is home to the loft bedroom, a versatile third bedroom that benefits from natural light and additional in-built storage. Throughout the property, there is ample fitted and in-built storage, ensuring a clutter-free living environment. Externally, the property offers street parking at the front, while the private enclosed rear garden features a combination of decking and a lawned area.

MUST BE VIEWED





- Three-Story Terraced House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Three-Piece Bathroom Suite
- Ample Storage Space
- Enclosed Rear Garden
- Excellent Links To
Nottingham City Centre
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a wall-mounted security alarm panel, and a single door providing access into the accommodation.

Living Room

16'6" x 11'5" (5.04m x 3.49m)

The living room has carpeted flooring, a fire alcove with a decorative surround, an in-built storage cupboard, a radiator, a TV-point, a picture rail, a ceiling rose, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Hallway

The hallway has carpeted flooring and stairs, and a picture rail.

Kitchen

11'6" x 11'5" (3.52m x 3.48m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a swan-neck mixer tap and a drainer, an integrated oven and hob with an extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, an in-built storage cupboard, laminate flooring, tiled splashback, a radiator, two UPVC double-glazed windows to the rear elevation, and a UPVC double glazed obscure door leading out to the rear garden.

FIRST FLOOR

Landing

5'8" x 11'6" (1.74m x 3.51m)

The landing has carpeted flooring, a radiator, and provides access tot the first floor accommodation.

Master Bedroom

13'8" x 11'6" (4.17m x 3.51m)

The master bedroom has carpeted flooring, a radiator, fitted wardrobes, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Bedroom Two

5'4" x 13'4" (1.65m x 4.07m)

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

Bathroom

5'7" x 8'6" (1.72m x 2.60m)

The bathroom has a low level dual flush W/C, a wash basin with storage, a panelled bath with a rainfall shower fixture and a handheld shower, a glass shower screen, tiled flooring, partially tiled walls, a heated towel rail, in-built storage shelves, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

The upper landing has carpeted flooring, a UPVC double-glazed window to the rear elevation, and provides access to the second floor accommodation.

Bedroom Three

21'10" x 7'6" (6.68m x 2.31m)

The third bedroom has laminate flooring, an in-built wardrobe and storage cupboard, in-built storage shelves, a radiator, access to a boarded loft, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a fence panelled boundary, and on-street parking.

Rear

To the rear of the property is a decking seating area, a lawned area, raised planters with mature plants, external lighting, and a fence panelled boundary with gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)
1000 Mbps (Highest available upload speed)
Phone Signal – Some 5G and all 4G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Low risk of surface water flooding
Very low risk of rivers and seas flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

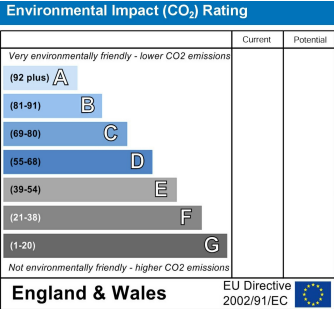
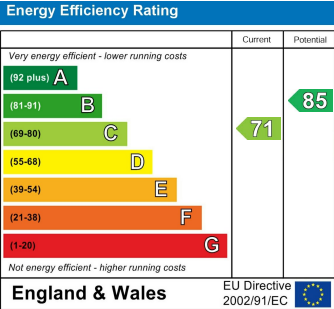
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

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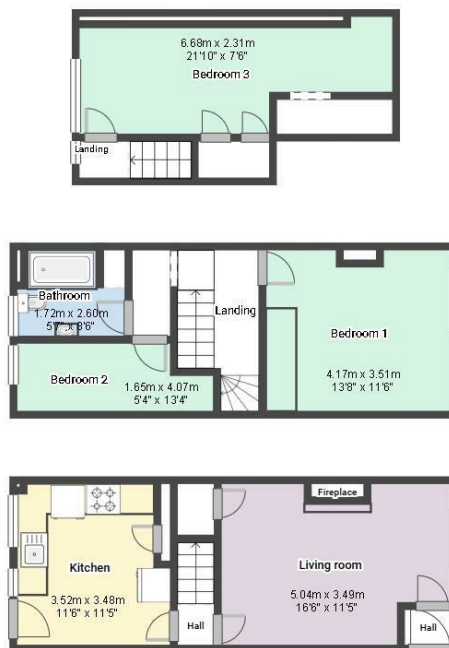
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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