

HoldenCopley

PREPARE TO BE MOVED

Wilford Crescent East, The Meadows, Nottinghamshire NG2 2EA

Guide Price £230,000 - £250,000

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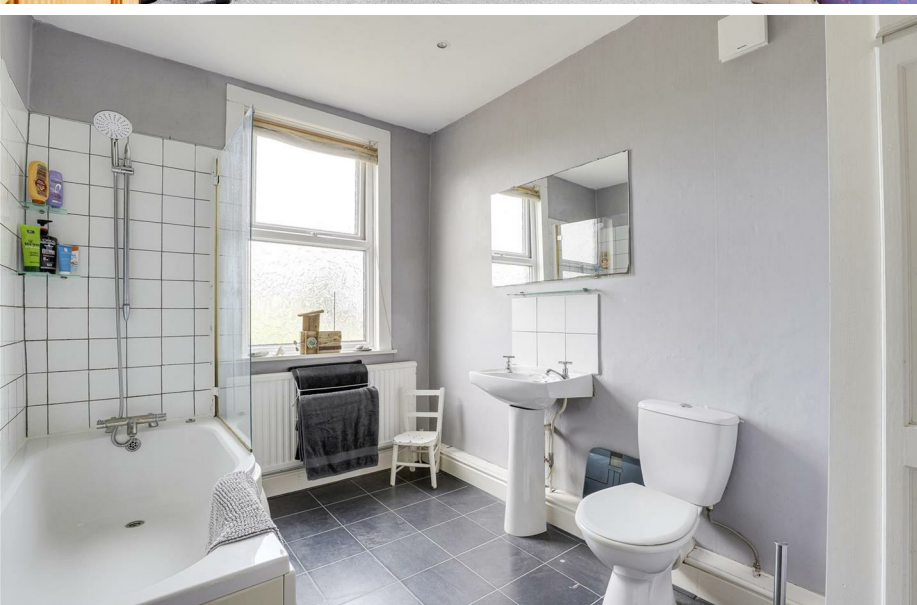
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WELL-PRESENTED THROUGHOUT...

This well-presented mid-terraced home offers deceptively spacious accommodation across three floors and would be perfect for a range of buyers, including growing families and professionals. Tucked away in a quiet yet convenient location, the property is just a short distance from Nottingham City Centre, with excellent transport links nearby including the train station, tram network, and main bus routes. The area is also well-served by local amenities, highly regarded schools, and popular hotspots such as The City Ground and the River Trent – ideal for weekend walks and leisure. Internally, the property is beautifully maintained and blends period charm with modern touches. To the ground floor, there is an entrance hall leading to a bay-fronted living room featuring a traditional fireplace. The heart of the home is the open-plan kitchen and dining area, complete with solid oak worktops and a newly fitted kitchen, plus a second feature fireplace adding warmth and character. A useful utility area and WC complete the ground floor. Upstairs, the first floor offers two well-proportioned double bedrooms serviced by a modern three-piece bathroom suite, while the second floor hosts an additional spacious double bedroom, ideal as a master or guest room. Outside, to the front of the property is on-street parking, while the rear boasts a generous and private garden with both decking and patio areas – perfect for outdoor entertaining or relaxing in the warmer months.

MUST BE VIEWED





- Mid-Terraced House
- Three Bedrooms
- Living Room With Feature Fireplace
- Open Plan & Newly Fitted Kitchen & Dining Area
- Utility WC
- Three-Piece Bathroom Suite
- HIVE Heating
- Private Enclosed Garden With Decking & Patio
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'1" x 3'0" (4.30m x 0.92m)

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

Living Room

14'9" into bay x 10'1" (4.52m into bay x 3.09m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, a TV point, a feature fireplace with a decorative surround, and a ceiling rose.

Kitchen/Diner

23'5" max x 13'8" (7.15m max x 4.18m)

The open plan kitchen diner has a range of fitted base and wall units with solid oak worktops and under-cabinet lighting, a Belfast-style sink with a swan neck mixer tap, an integrated dishwasher, an integrated oven with a gas hob and extractor fan, space for a fridge freezer, engineered oak flooring, tiled splashback, recessed spotlights, an original open fireplace, a radiator, an in-built cupboard, and double French doors opening out to the rear garden.

Utility / WC

5'9" x 5'6" (1.76m x 1.70m)

This space has a low level dual flush WC, a fitted base unit with a solid oak worktop, a circular stainless steel sink with a mixer tap, space and plumbing for a washing machine, tiled splashback, travertine tiled flooring, a radiator, a partially vaulted ceiling, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

15'3" max x 13'8" max (4.66m max x 4.19m max)

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

Bedroom One

13'8" x 12'2" (4.18m x 3.73m)

The first bedroom has a UPVC double-glazed window to the front elevation, a radiator, carpeted flooring, and a recessed chimney breast alcove.

Bedroom Three

10'11" x 9'9" (3.33m x 2.99m)

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

Bathroom

10'9" max x 7'5" (3.29m max x 2.28m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a mains-fed shower and a shower screen, a radiator, aqua board laminate flooring, partially tiled walls, fitted cupboards, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Bedroom Two

19'6" max x 13'6" (5.96m max x 4.14m)

The second bedroom has carpeted flooring, a vaulted ceiling, four Velux windows with fitted blinds, exposed beams and brickwork, eaves storage, and a radiator.

OUTSIDE

Front

To the front of the property is on-street parking.

Rear

To the rear of the property is a private enclosed garden with a decking area, external lighting, an outdoor tap, a lawn, raised planters with a range of plants and shrubs, a block-paved patio area, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Virgin Media, CityFibre, Openreach
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 1000 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Low risk for rivers & sea / very low risk for surface water
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

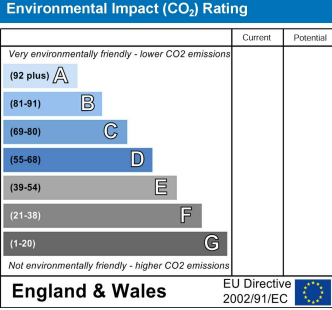
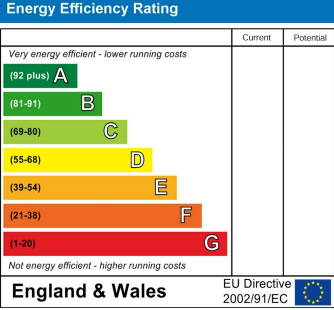
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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01156712555

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

www.holdencopley.co.uk

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