

HoldenCopley

PREPARE TO BE MOVED

Wilford Crescent East, The Meadows, Nottinghamshire NG2 2ED

Guide Price £150,000 - £160,000

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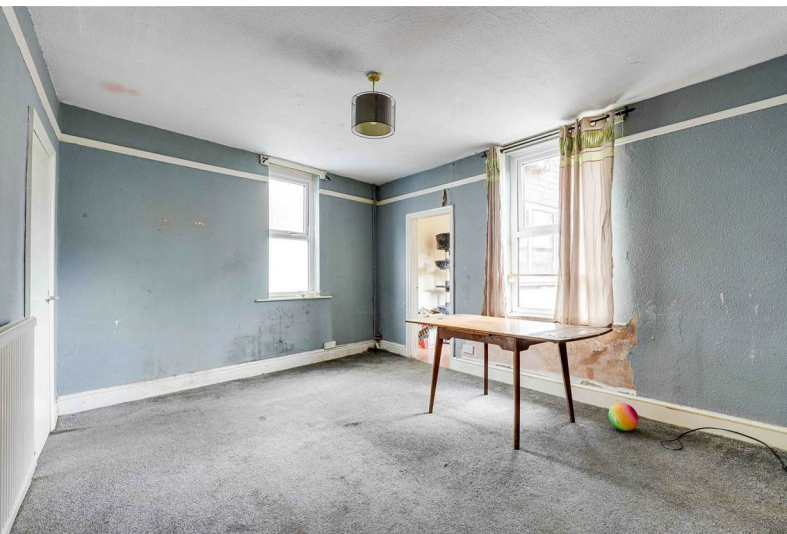


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NO UPWARD CHAIN...

This four-bedroom end terrace home offers spacious accommodation across three floors and would be an ideal purchase for a range of buyers—whether you're a family looking to make it your own, an investor seeking a strong rental opportunity, or someone interested in a renovation project. Situated in a well-connected and convenient location, the property is just a stone's throw from the City Centre, with easy access to local shops, excellent schools, and a variety of transport links. The ground floor comprises an entrance, a living room, a separate dining room, and a fitted kitchen diner. The first floor features two generous double bedrooms and a three-piece bathroom suite. The second floor hosts an additional two double bedrooms, providing flexible living or working space to suit your needs. Outside, the property offers on-street permit parking and a private, low-maintenance courtyard-style garden. Offered to the market with no upward chain, this property presents a fantastic opportunity to add value and personalise throughout.

MUST BE VIEWED





- End-Terrace House
- Four Double Bedrooms
- Fitted Kitchen
- Two Reception Rooms
- Three Piece Bathroom Suite
- Private Low Maintenance Rear Garden
- Close To City Centre
- Excellent Transport Links
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4*2" x 2*7" (1.29m x 0.80m)

The entrance hall has carpeted flooring and stairs and a single UPVC door providing access into the accommodation.

Living Room

11*11" x 13*6" (3.64m x 4.13m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a decorative surround with a built-in mirror and a built-in cupboard.

Dining Room

12*0" x 16*8" (3.66m x 5.08m)

The dining room has UPVC double-glazed windows to the side and rear elevations, carpeted flooring, a radiator, a picture rail and a built-in cupboard.

Kitchen

7*3" x 20*3" (2.21m x 6.19m)

The kitchen has a range of fitted base and wall units with worktops and a tiled splashback, an integrated oven, a gas hob, space and plumbing for a washing machine, a stainless steel sink with a drainer, tiled flooring, a radiator, a wall-mounted boiler, UPV double-glazed windows to the side elevation and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing

5*4" x 14*9" (1.64m x 4.52m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and provides access to the first floor accommodation.

Master Bedroom

11*11" x 13*9" (3.64m x 4.21m)

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

Bedroom Two

13*6" x 9*5" (4.12m x 2.88m)

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

SECOND FLOOR

Landing

2*9" x 10*1" (0.85m x 3.09m)

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

Bedroom Three

13*7" x 11*10" (4.14m x 3.61m)

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

Bedroom Four

6*2" x 13*11" (1.89m x 4.25m)

The fourth bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and eaves storage.

Bathroom

7*3" x 6*11" (2.21m x 2.12m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, tiled flooring, partially tiled walls, a radiator and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Outside there is on street parking for permit holders and a private low maintenance courtyard style garden.

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 1000 Mbps and Upload Speed 1000 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Medium chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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.

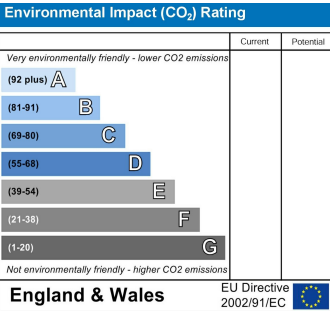
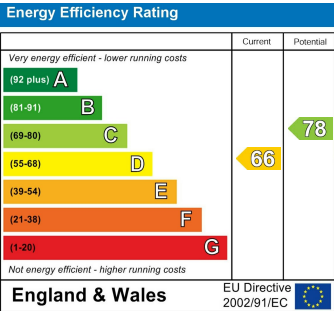
The vendor has advised the following:

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 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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