



10 Fieldway,  
Wilford, NG11 7DS

**TJ**  
THOMAS  
JAMES

# 10 Fieldway, Wilford, NG11 7DS

**\*\*GUIDE PRICE £285,000 to £295,000\*\***

This semi detached family house provides spacious accommodation arranged over two floors including; an entrance hall, a bright lounge/dining room, a kitchen, and a wet room on the ground floor, with the first floor landing giving access to three bedrooms.

Benefiting from gas central heating and double glazing, the property has a large garden to the rear (with an additional section adding further outside space, on a separate title), a low maintenance garden to the front, plus a driveway and detached single garage providing off road parking for a number of vehicles.

The popular south Nottinghamshire suburb of Wilford is within easy reach of Nottingham City Centre, nearby villages, and the Queens Medical Centre. There are excellent commuting links, including main roads routes, and the tram link into the City. Local facilities include a supermarket, restaurants and pubs.

Offered to the market with no upward chain. Viewing is recommended.

## Guide Price £285,000





## GROUND FLOOR ACCOMMODATION

### UPVC Entrance Door

Opening to the:-

### Entrance Hall

Ceiling light point, radiator, stairs off to the first floor, doors into the lounge/dining room, and the:-

### Wet Room

Fitted with a wash hand basin, a wc, and a wall mounted shower.

Double glazed window to the side elevation, ceiling light point, radiator, tiling to the walls, non slip floor with drainage.

### Lounge/Dining Room

UPVC double glazed windows to the front and side elevations, three ceiling light points, radiator, access to the:-

### Kitchen

Fitted with a range of wall and base units, tiled splash backs and roll edge work surfaces, stainless steel sink and drainer unit, space and plumbing for a washing machine, space for a dryer, space for a free standing cooker.

Double glazed windows to the side and rear elevations, wall mounted central heating boiler, wood effect vinyl floor covering, radiator, ceiling strip light, double glazed door leading out to the rear.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

Double glazed window to the side elevation, ceiling light point, loft access hatch, doors into three bedrooms.

### Bedroom One

Double glazed window to the front elevation, ceiling light with fan, radiator, built in wardrobes, built in desk.

### Bedroom Two

Double glazed window to the rear elevation, ceiling light point, radiator, airing cupboard, built in wardrobes and over bed storage.

### Bedroom Three

Double glazed window to the rear elevation, ceiling light point, radiator, built in wardrobes and storage.

## OUTSIDE

To the front of the property, there is a low maintenance garden, laid to gravelled beds, and shrub beds.

A Presscrete driveway at the side provides off road parking, and gives access in turn, to the SINGLE DETACHED GARAGE (with an up and over door, a window to the rear, a double glazed window to the side, and a pedestrian door to the side). There is timber gated pedestrian access to the rear garden.

There is a good size garden to the rear of the property, enclosed by timber screen fencing, and including a crazy paved style patio seating area, a lawned area, and bedding areas.

A further garden area at the rear of the property (on a separate title) is laid to lawn, with timber fenced boundary.

### Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2024/2025 £2,248.61.

### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

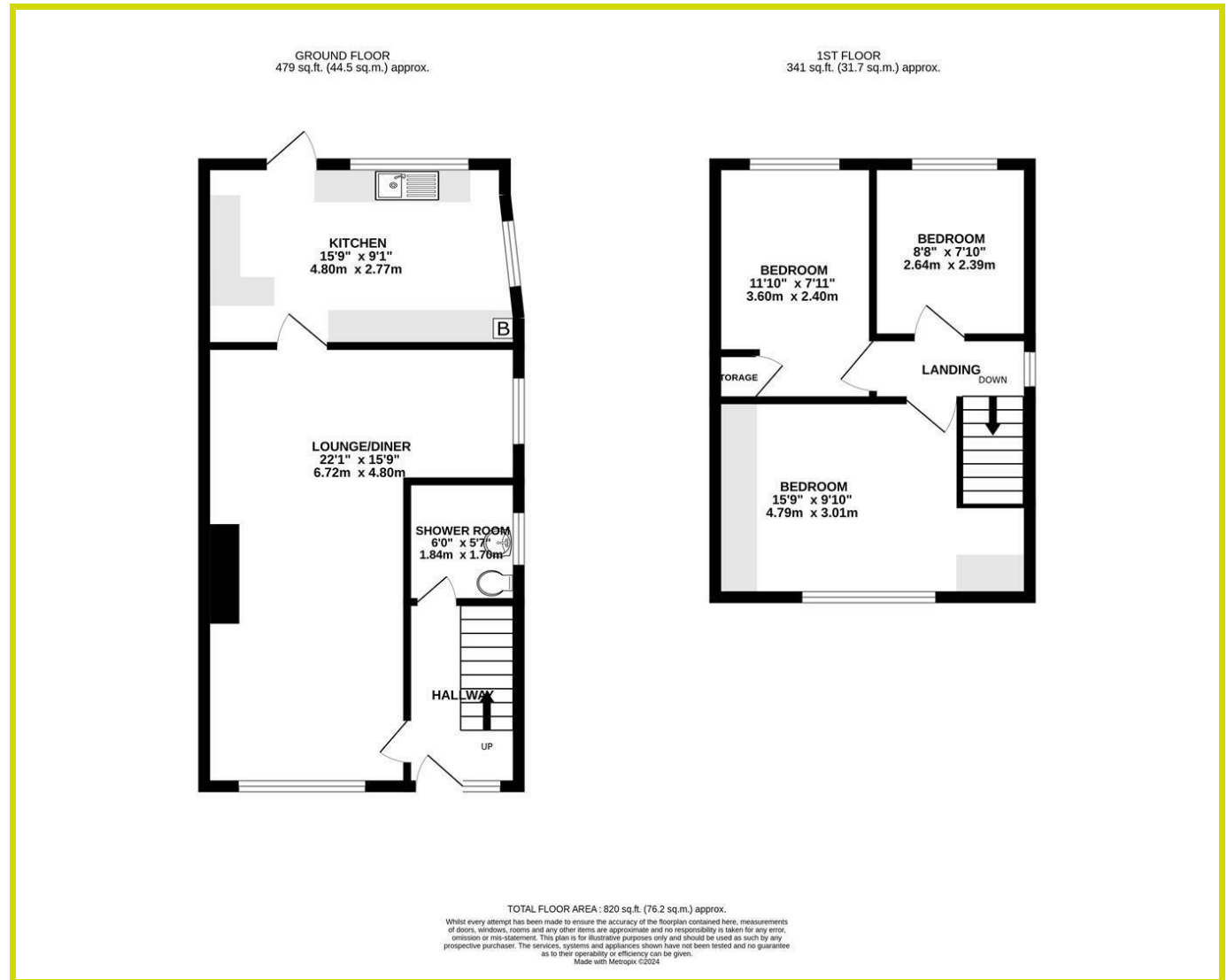
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## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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