



87 Wilford Road,
Nottingham, NG11 6BN

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Welcome to Wilford Road, Ruddington - a charming village location that could be the perfect setting for your new home! This extended 2-bedroom end terrace house offers not only a cozy living space but also the luxury of front and rear gardens.

The accommodation is arranged over two floors including: an entrance hall, large extended living/dinning room, a newly fitted kitchen and a ground floor shower room. The first floor landing giving access to two large bedrooms one with ensuite.

Benefiting from gas central heating and UPVC double glazing, the property has an enclosed garden to the front and a generous size garden to the rear.

Ruddington enjoys a wealth of excellent local facilities including shops, schools, churches, a doctors surgery, golf club and country park. Main road routes and local transport links provide access to Nottingham, West Bridgford, and neighbouring villages.

Viewing early is highly recommended.

Guide Price £250,000





Accommodation

The UPVC entrance door opens in the hallway and in turn the lounge/dinning room, here we have a large bay window to the front and another to the side, a cupboard under the stairs, as gas fire and a door into the newly fitted kitchen.

The kitchen comprises of wall and base draw units with square work surfaces, an integrated double oven, 4 ring gas hob with extractor over, tiled splash backs and a stainless steel with drainer and mixer tap over. There is a window to the side and a wall mounted combination boiler.

There is a door to a rear hallway with has a UPVC door to the side and in turn the rear garden.

The ground floor shower room is accessed through the rear hallway and has a corner shower cubical with glazed screen, w.c, pedestal sink and window to the rear elevation.

On reaching the first floor, the landing gives access to two double bedrooms.

The master bedroom has a window to the rear elevation, radiator and ceiling light point, there is open access into the en suite which comprises of a shower cubical, w/c and a pedestal sink, The second bed is to the front of the property with radiator ceiling light point and window to the front elevation.

Outside

At the front of the property there is artificial grass, picket fence boundaries and raised beds, and in turn gives access to the entrance door. A gated pathway at the

side, leads to the rear garden.

The rear garden includes a block paved patio seating area leading to an artificial lawn with gated access to front, fenced boundaries.

Council Tax

Council Tax Band B. Rushcliffe Borough Council.

Amount payable 2023/2024 £1,832.93.

Referral Agreement

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants 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.



DISCLAIMER NOTES

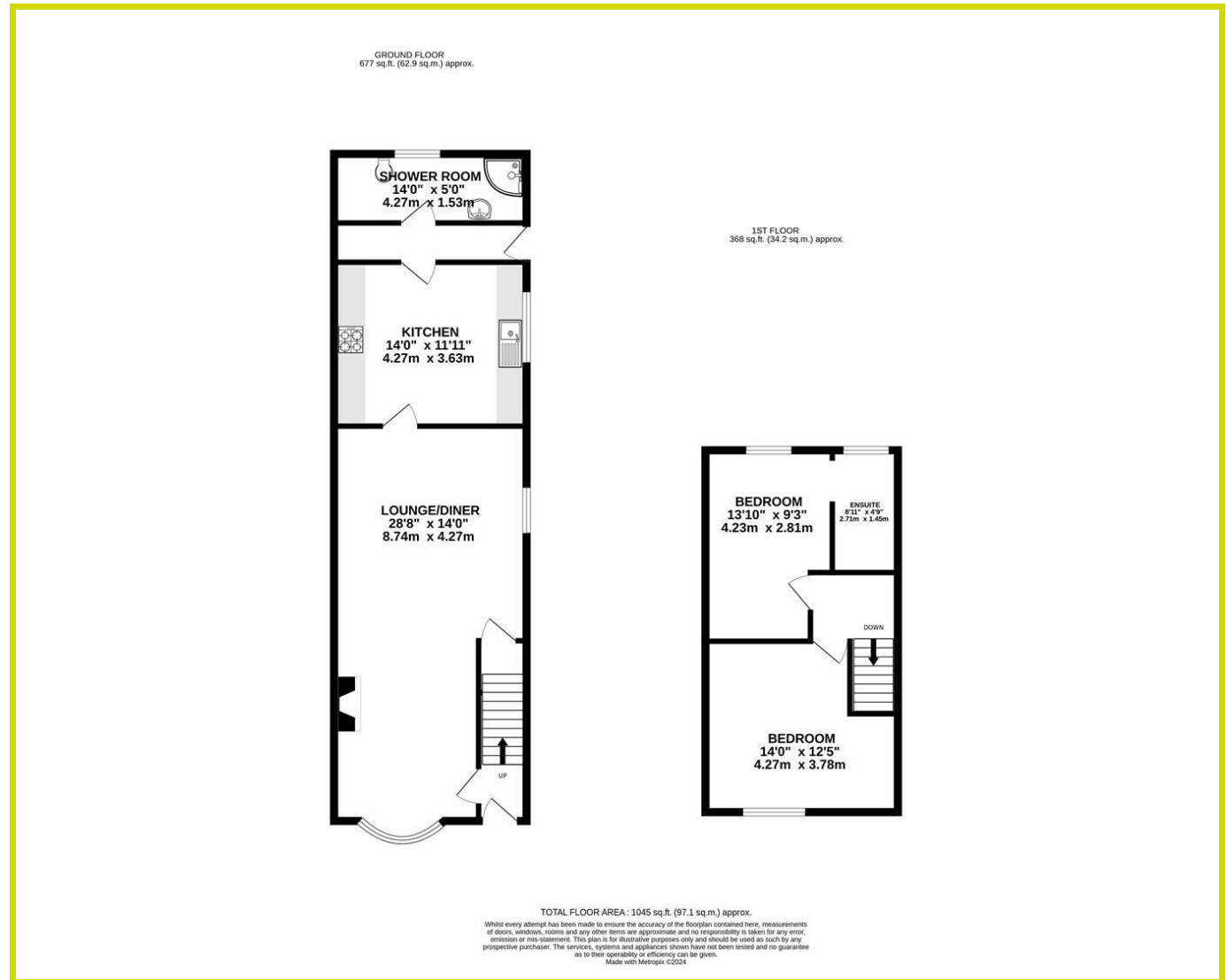
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MONEY LAUNDERING

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
55	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



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