



24 Halfpenny Walk,  
Wilford, NG11 7GX

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\*\*\*\* GUIDE PRICE £375,000 - £380,000 \*\*\*

This modern TOWN house (built 15 years ago) provides beautifully presented accommodation arranged over three floors including; an entrance hallway, a lounge with French doors opening to the rear garden, a fitted kitchen, and a wc on the ground floor, Two bedrooms (one with fitted wardrobes), and a family bathroom on the first floor, and a master bedroom suite including fitted wardrobes, an en-suite shower room, and doors opening onto a balcony on the second floor.

Benefiting from gas central heating, and double glazing, the property has also has enclosed gardens to both the front and rear. TWO allocated parking spaces.

Occupying a pleasant position in the popular south Nottinghamshire suburb of Wilford, the property 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.

Viewing is HIGHLY recommended.

## Guide Price £375,000





## ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has wooden effect LVT (Luxury Vinyl Tile) flooring, a radiator, a wall light point, stairs rising to the first floor, an under stairs storage cupboard, and doors into the lounge, the kitchen, and the ground floor wc.

The kitchen is fitted with a range of wall, drawer and base units, a sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, plus space for a dishwasher, an oven, and a gas hob with an extractor hood over. There is a UPVC window to the front, a radiator, a ceiling light point, and wooden effect LVT (Luxury Vinyl Tile) flooring.

The ground floor wc is fitted with a wc, and a wash hand basin. There is a radiator, a ceiling light point, and wooden effect laminate flooring.

The lounge has two radiators, two ceiling light points, wooden effect LVT flooring, and double glazed French doors with windows to both sides, opening to the rear garden.

On reaching the first floor, the landing has a ceiling light point, and doors opening into two bedrooms, the family bathroom, and a further landing area, where there is a radiator, a ceiling light, a double glazed window to the front, and stairs rising to the second floor.

The family bathroom is fitted with a bath, a tiled shower enclosure with a mains fed shower, a wash hand basin, and a wc. There is an obscure double glazed window to the rear, half height tiling to the walls, wooden effect laminate flooring, a heated towel rail, a storage cupboard, and a ceiling light point.

Bedroom 3 has a double glazed window to the rear, a radiator, and a ceiling light point.

Bedroom 2 has a double glazed window to the front, built in wardrobes with mirrored doors, a radiator, and a ceiling light point.

The master bedroom is situated on the second floor and has double glazed French doors opening to a balcony (with views to

the front), built in wardrobes, a radiator, a ceiling light point, and a door to the en-suite shower room. The en-suite shower room is fitted with a fully tiled shower enclosure with a mains fed shower, a wash hand basin, and a wc. There is a Velux skylight, half height tiling to the walls, vinyl tiled effect floor covering, and a heated towel rail.

## OUTSIDE

At the front of the property there is a gated access to the courtyard style garden, with shrubs, a paved area, a gravelled border, and a pathway to the entrance door.

The rear garden includes; a patio seating area, and a lawned area. Fully enclosed by timber screen fencing, there is gated access out to the rear.

There are also TWO allocated parking spaces.

## Monthly Service Charge

We have been advised by the vendors that a £30.00 service charge is paid for the maintenance of the outside areas including the green area including the trees.

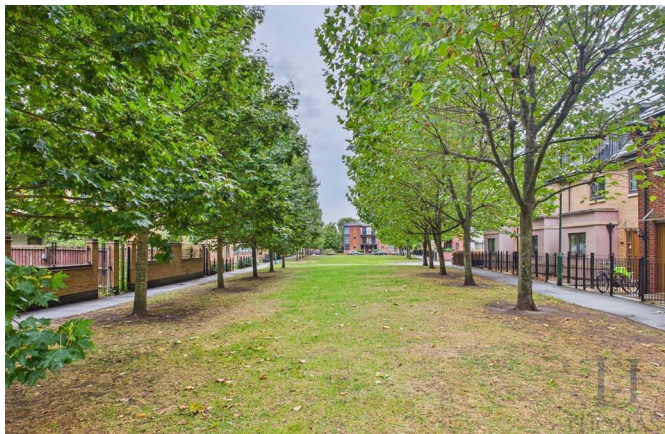
## Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2025/2026 £2,361.06.

## 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.



## DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

## 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                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 81 85     |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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