

39a Main Road

Wilford
Nottingham
NG11 7AP

Guide Price £300,000



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Location



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Video



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0115 841 1155



- Two-bedroom detached bungalow
- Three-piece bathroom
- Open plan lounge diner
- Off road parking
- Ideal for downsizers
- Set back from the main road
- Sought-after Wilford Village location
- Viewing essential!
- Council Tax Band - B
- Tenure - Freehold



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Key Features

A two-bedroom detached bungalow located in the highly desirable Wilford Village.

This property, which would benefit from modernisation, is offered for sale with no onward chain. Positioned away from the main road along a privately shared driveway, early viewing is highly recommended to avoid disappointment.

The accommodation is entered via an entrance porch, leading into the kitchen, which is fitted with a range of wall and base units and a sink positioned beneath a side-facing window. There is a built-in electric oven with hob and extractor above. A door leads through to the spacious lounge/diner, which spans the full width of the property and features a window and door opening out to the rear garden. The room also benefits from a chimney breast housing a cast-iron flame-effect fire set on a tiled hearth.

An inner hallway from the kitchen provides access to two bedrooms, both with front-facing windows, and a three-piece family bathroom comprising a white suite and a window to the side.

Externally, to the front of the property, there is a driveway providing hardstanding for vehicles, which continues along the side of the property and leads to a brick-built garage with an up-and-over door.

The rear garden is mainly laid to lawn, with mature trees and hedging providing a good degree of privacy. A patio area is accessed directly from the lounge/diner.

Please note: The property is subject to restrictive covenants dating from 1966, which limit further development. A copy of the deeds is available on request, and we strongly recommend that prospective buyers seek professional legal advice before proceeding with a purchase.





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Ground Floor

Approx. 58.0 sq. metres (624.6 sq. feet)



Total area: approx. 58.0 sq. metres (624.6 sq. feet)



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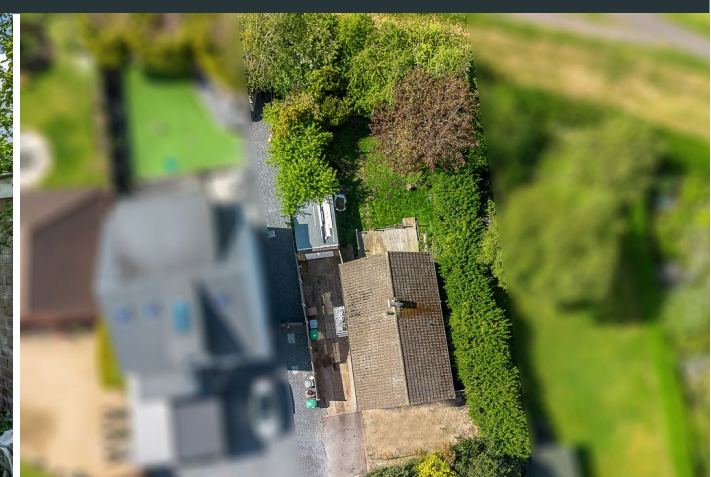


Video



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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