

63 Wilford Crescent West

Nottingham
NG2 2FT

Guide Price £195,000



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0115 841 1155



- No upward chain!
- Three-bedroom semi-detached home
- Three-piece family bathroom and downstairs WC
- Lounge/ diner
- Ideal for first-time buyers, down sizers and investors
- A short walk to Nottingham City Centre and West Bridgford
- Close to local amenities and transport links
- Viewing essential!
- Council Tax Band - A
- Tenure - Freehold



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63 Wilford Crescent West, , Nottingham, NG2 2FT

Key Features

A competitively priced three-bedroom semi-detached property, located in the up-and-coming and convenient area of The Meadows. Just a short walk from the tram stop, the property offers easy access to Nottingham city centre and West Bridgford. Ideal for first-time buyers or landlords. Early viewing is highly recommended to avoid disappointment.

The property is entered through a UPVC double-glazed door into the reception hall, which features laminate flooring, stairs rising to the first floor, and a door leading into the spacious lounge/diner. The lounge/diner benefits from dual-aspect windows, a feature fireplace with stone hearth, and an electric fire, providing a welcoming space to relax and unwind.

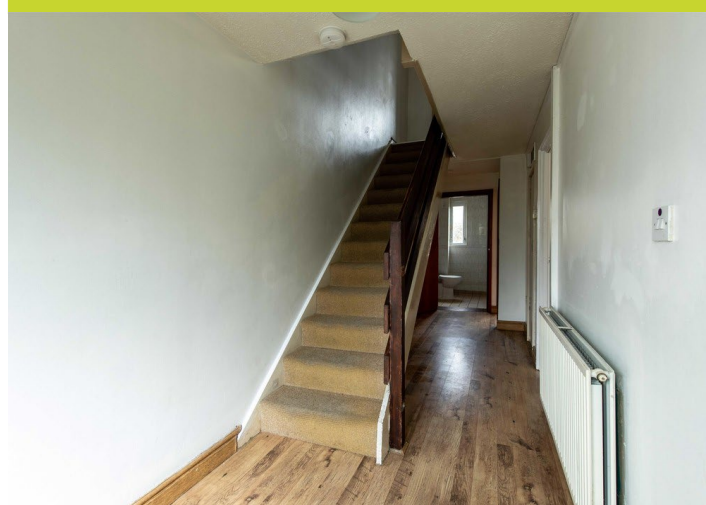
The kitchen is fitted with a range of oak-fronted wall and base units, complemented by work surfaces and a stainless steel sink unit set beneath a double-glazed window overlooking the garden. There is space for appliances, a built-in five-ring hob, oven, and extractor fan. A door from the kitchen leads outside.

The ground floor also includes a wet room/downstairs toilet with a two-piece suite, fully tiled walls, and a window to the rear. The layout allows for the potential installation of a shower.

Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom fitted with a white three-piece suite. All rooms are accessed from the landing, which also provides access to the loft.

Externally, the front garden features low railings, lawned areas, and mature shrub borders. A driveway provides off-street parking and leads to double gates opening to a further area with access to a wooden garage.

The rear garden is set over two levels, with a patio area and laundry space stepping down to a block-paved seating area. There is also a brick-built outbuilding, ideal for storage.





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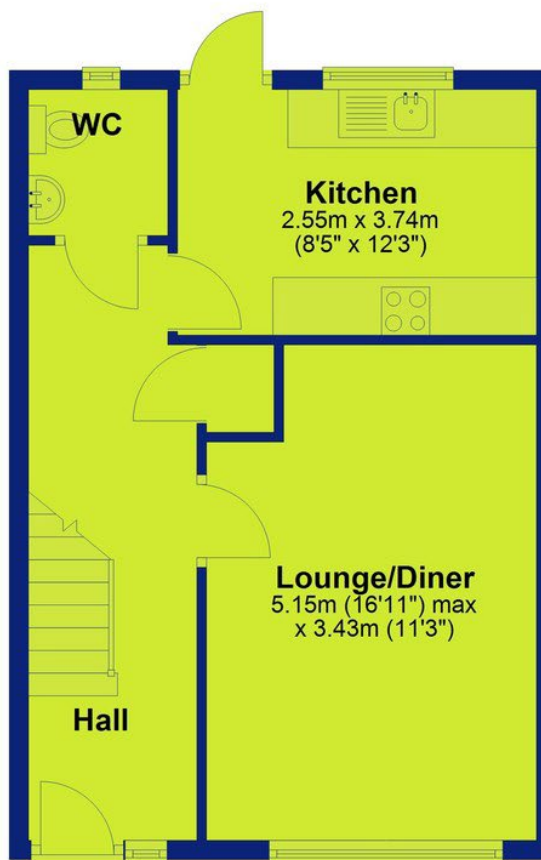
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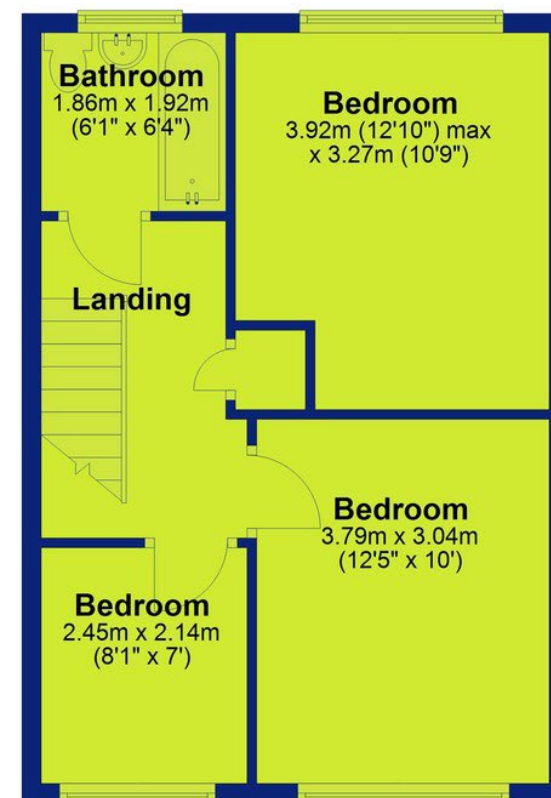
Ground Floor

Approx. 41.3 sq. metres (444.2 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.2 sq. feet)



Total area: approx. 82.5 sq. metres (888.4 sq. feet)



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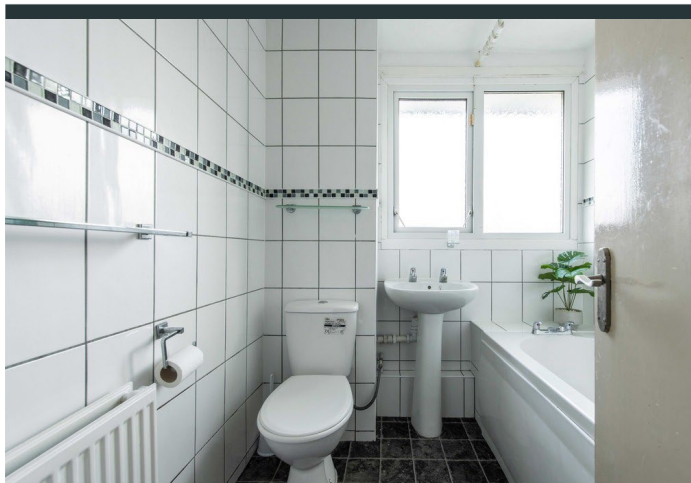


Video



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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		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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