

134 Wilford

Crescent West

Nottingham

NG2 2FS

Guide Price £300,000 - £325,000



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0115 841 1155



- Four-bedroom mid-terraced home
- Family bathroom, en-suite and downstairs WC
- Accommodation across three floors
- Balcony and garden
- Off road parking
- Close to local amenities
- Eco benefits
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold



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Key Features

A three-storey eco home, located in the highly up-and-coming area of The Meadows, just a short walk from the river and with easy access to the tram stop. The property benefits from a range of eco features including triple glazing and a mechanical heat-recovery system. It offers excellent, economical, low-maintenance accommodation, ideal for families, downsizers or first-time buyers.

The property is entered through a triple-glazed front door into an entrance hall, with a further glazed door leading into the main hallway. The hallway features wood-laminate flooring, stairs rising to the first floor, and doors giving access to a generous downstairs WC fitted with a contemporary two-piece suite. To the rear of the property is a spacious lounge/dining room with triple-glazed doors and windows overlooking the west-facing rear garden, allowing plenty of natural light to flood in. The room also includes ventilation for the mechanical heat-recovery system. To the front of the property is a high-specification, fully fitted kitchen with contemporary units, composite work surfaces, a triple-glazed window to the front elevation, and wood flooring.

The first-floor landing has a staircase rising to the second floor and provides access to two well-proportioned bedrooms to the front, one of which features a Juliet balcony and a storage cupboard. There is also a contemporary family bathroom fitted with a three-piece suite.

Ascending to the second floor, there is a main bedroom with an en-suite shower room, along with a fourth bedroom which could be utilised as a study, dressing area or nursery. The landing also features a triple-glazed door opening onto a balcony area that enjoys excellent sunlight.

Externally, the front of the property features a low-maintenance driveway and pathway providing access to the entrance, along with planted shrub borders. A shared side access leads through to the rear garden, which includes a block-paved patio spanning the width of the house, a lawned area, and raised beds containing a variety of trees and shrubs. An outside tap is also provided.





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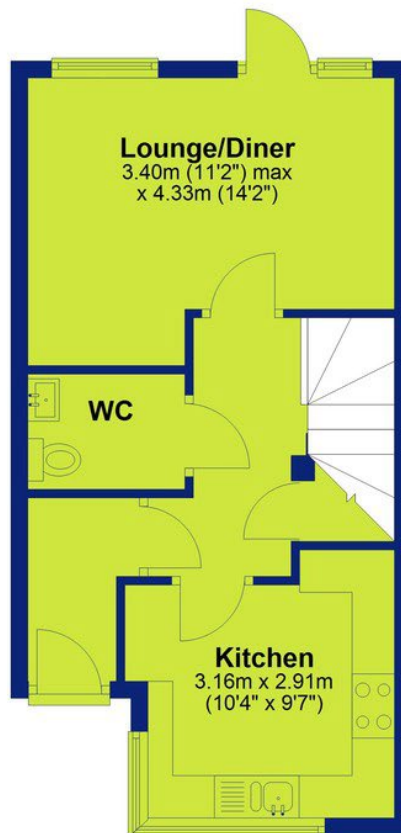
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Ground Floor

Approx. 35.5 sq. metres (382.4 sq. feet)



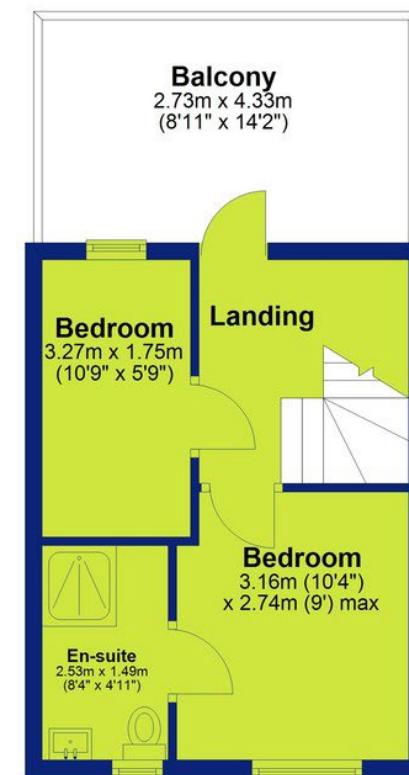
First Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



Second Floor

Approx. 25.5 sq. metres (274.5 sq. feet)



Total area: approx. 98.9 sq. metres (1065.1 sq. feet)



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

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