



R  
&L

46 Vernon Avenue

Wilford | NG11 7AE | Guide Price £295,000 - £335,000

ROYSTON  
& LUND

- Guide Price Range £295,000 - £325,000
- Quiet Residential Location
- Spacious Lounge
- Bathroom With Three Piece Suite
- Freehold - EPC Rating TBC
- Detached Bungalow In Wilford
- Two Double Bedrooms
- Breakfast Kitchen
- Gardens To The Front & Rear
- Council Tax Band C





Guide Price Range £295,000 - £325,000

A detached BUNGALOW situated in heart of Wilford Village. The property is sold to the market with NO UPWARD CHAIN and is ideal for those looking to downsize and enjoy the benefits of single storey living! It benefits from amenities nearby which include public transport links (bus/tram), local shops and Wilford Lane Retail Park which features supermarkets, cafes and a gym.

The property requires some modernisation and refurbishment however boasts spacious accommodation throughout which includes the lounge, two double bedrooms, breakfast kitchen, conservatory and a bathroom with a three piece white suite. The main bedroom benefits from fitted wardrobes which provide ample storage. Outside, there is a tandem driveway which leads to a convenient detached garage. To the front and rear there are well-maintained gardens. Both consist of lawn spaces and various plants/shrubs whilst the rear garden includes a patio space which is perfect for garden furniture.

Wilford Village, situated near the River Trent in Nottingham, is a historic area with roots tracing back to the medieval period. Known for its picturesque setting, Wilford boasts traditional architecture and scenic landscapes. The village is characterized by its charming cottages, the historic St. Wilfrid's Church, and the Wilford Toll Bridge, which connects it to the city of Nottingham.

Historically, Wilford was an agricultural community, with its economy primarily based on farming and milling. The village green served as a central gathering place for locals. Over time, Wilford has retained much of its historical charm, even as it became integrated into the broader Nottingham urban area.

Today, Wilford is appreciated for its blend of historical ambiance and modern amenities, making it a desirable residential area. The village's rich history, combined with its serene environment, continues to attract both residents and visitors.





### EPC

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

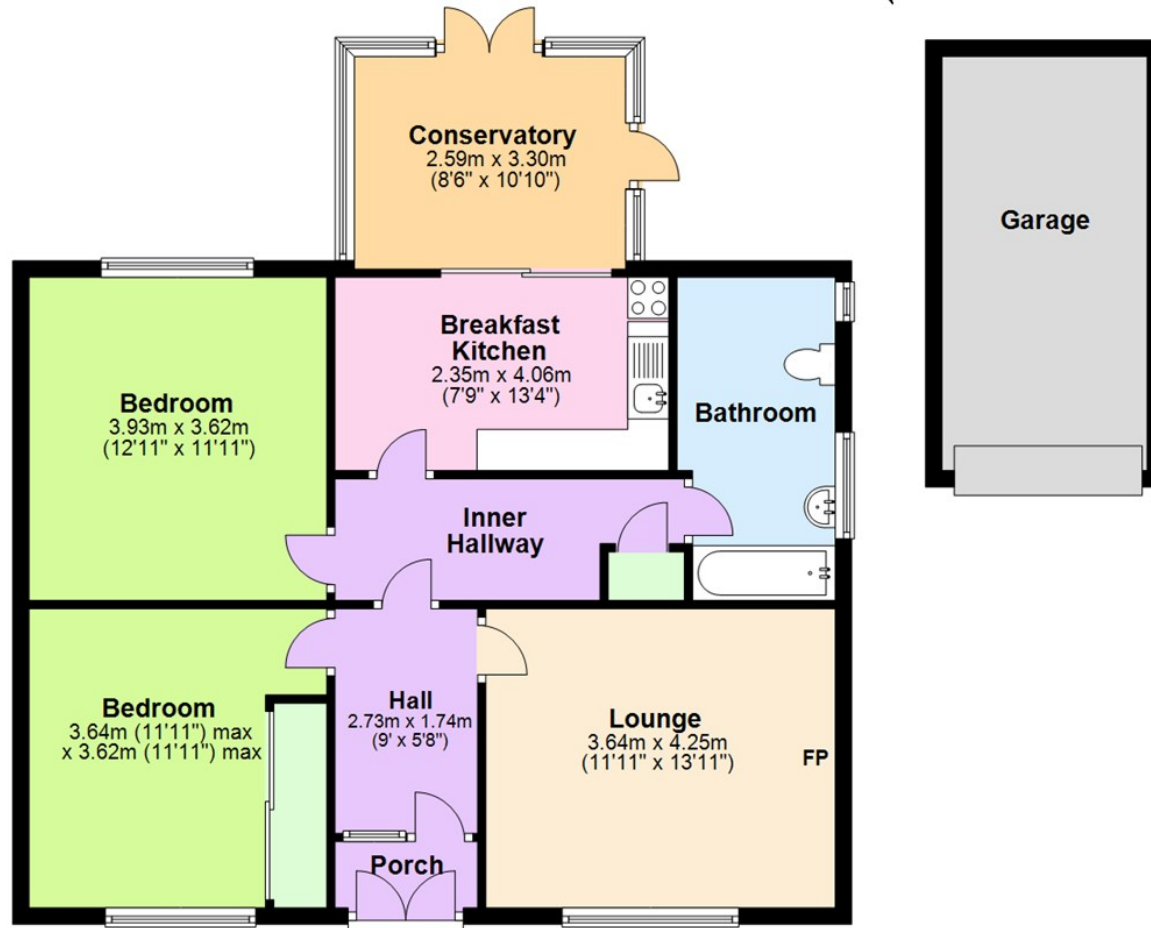
#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

England & Wales EU Directive 2002/91/EC

### Ground Floor

Approx. 84.1 sq. metres (905.1 sq. feet)



Total area: approx. 84.1 sq. metres (905.1 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

# ROYSTON & LUND