



5 Roland Avenue

Wilford | NG11 7AN | Asking Price £285,000

ROYSTON  
& LUND

- ASKING PRICE  
£285,000
- Two Reception Rooms
- Long Rear Garden
- Tram Stop Nearby
- EPC Rating D
- Traditional Semi-Detached Home Three Bedrooms
- Driveway
- Close To Local Amenities
- Freehold
- Council Tax Band B





GUIDE PRICE £285,000

Royston and Lund are delighted to bring to the market this three bedroom traditional semi-detached home in Wilford Village. The property benefits from off street parking to the front and is conveniently located within close proximity of local amenities that include shops, schools and the Tram Stop.

Entering through the porch and into the hallway that benefits from a downstairs WC, there is access into both reception rooms, kitchen and stairs to the first floor. The lounge benefits from a bay window and the dining room to the rear allows access into the garden, while the kitchen has space for freestanding appliances.

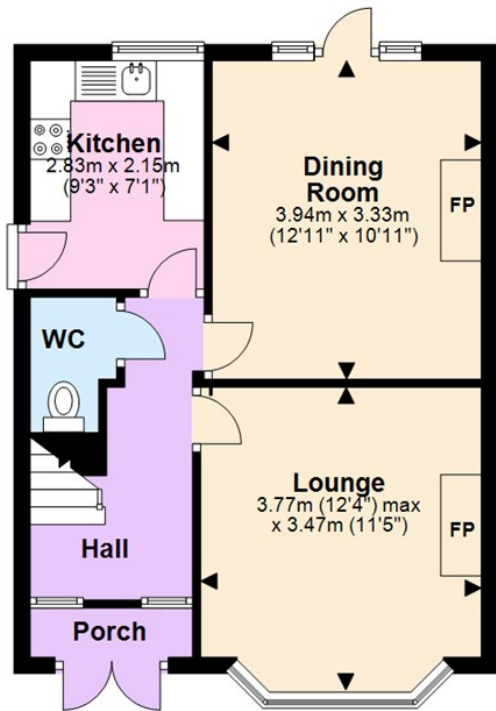
To the first floor there are two double bedrooms, one single bedroom and a three piece shower room that consists of a shower, WC and wash basin. To the rear of the property there is a lovely garden with a range of mature shrubs and fenced boundaries.

Residents benefit from a range of amenities, including easy access to public transport, with the Nottingham Express Transit (NET) tram service connecting the area to the city center. Wilford boasts beautiful green spaces such as the Wilford Village Green and nearby Victoria Embankment, perfect for leisurely walks and outdoor activities.

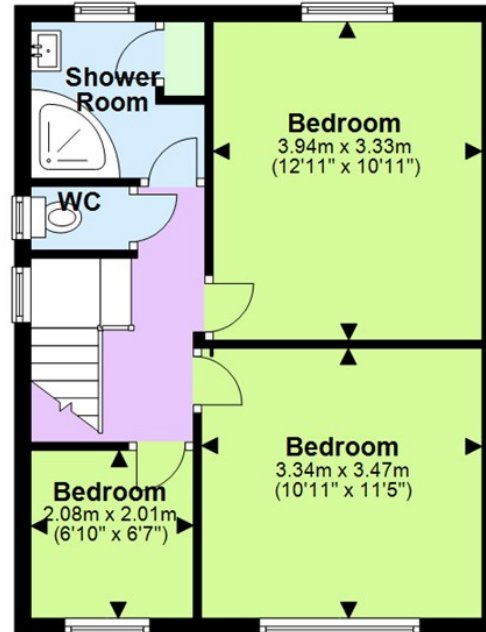




**Ground Floor**  
Approx. 41.5 sq. metres (447.2 sq. feet)



**First Floor**  
Approx. 41.2 sq. metres (443.2 sq. feet)



Total area: approx. 82.7 sq. metres (890.4 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**EPC**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

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