



94 Wilford Crescent West

Meadows | NG2 2FS | Guide Price £245,000 - £255,000

ROYSTON  
& LUND



- Semi-Detached House
- Three Good-Sized Bedrooms
- Modern Kitchen/Diner
- Spacious Lounge
- Bathroom/WC
- Amenities Nearby
- Close Proximity Of West Bridgford & Nottingham City Centre
- Generous Plot
- Freehold - EPC Rating D
- Council Tax Band A





**\*\*Guide Price: £245,000 - £255,000\*\***

Royston & Lund are pleased to present this immaculately presented semi-detached house situated in The Meadows. The property sits on a generous plot and benefits from being within close proximity of The Embankment, local shops, frequent public transport links and easy access to Nottingham city centre & West Bridgford town centre.

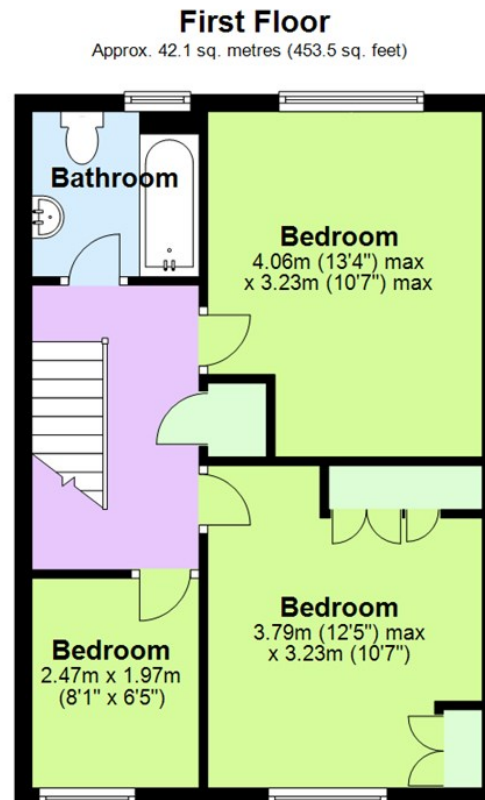
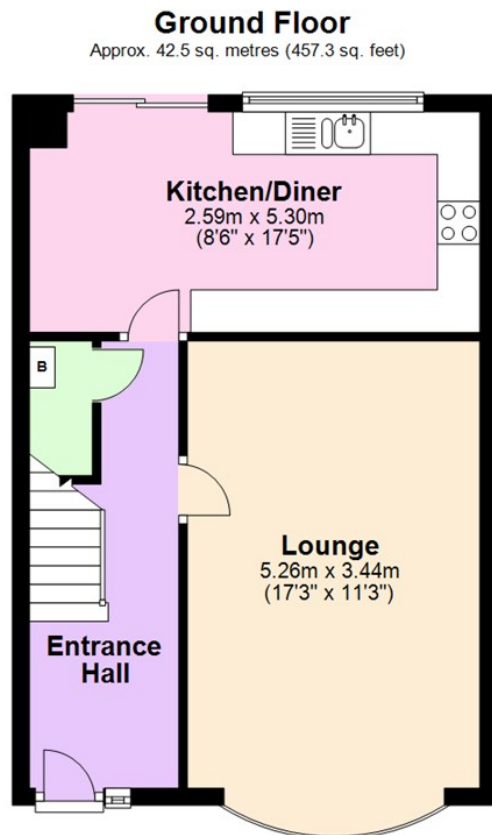
Internally, the property benefits from a welcoming entrance hall. The lounge is a nicely-sized reception room for all the family and benefits from a bay window to the front elevation which floods the room with natural lighting. To the rear there is a modern fully fitted kitchen/diner which benefits from a range of units, patio doors and integrated appliances.

To the first floor the landing gives access to three well-proportioned bedrooms. The bedrooms are complemented by the bathroom which features a three piece white suite including a WC, wash basin and a bath with an overhead shower.

Outside, there is well-maintained front and rear gardens. The rear garden includes a patio area, various plants/shrubs, decking and a lawn space.







**Total area: approx. 84.6 sq. metres (910.8 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>66</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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