



15 Holly Avenue

Wilford Village | NG11 7AF | Guide Price £295,000

ROYSTON  
& LUND



- Three Bedroom Semi-Detached
- Great Location - Local Schools, Transport & Shops
- Velux Skylights
- Local Grounds & Greens
- EPC Rating - D
- Big Opportunity for Growing Family
- Attached Garage and Drive Space
- Cul-de-sac, Quiet Surrounding Roads
- Local Allotment Spaces
- Council Band Rating - B





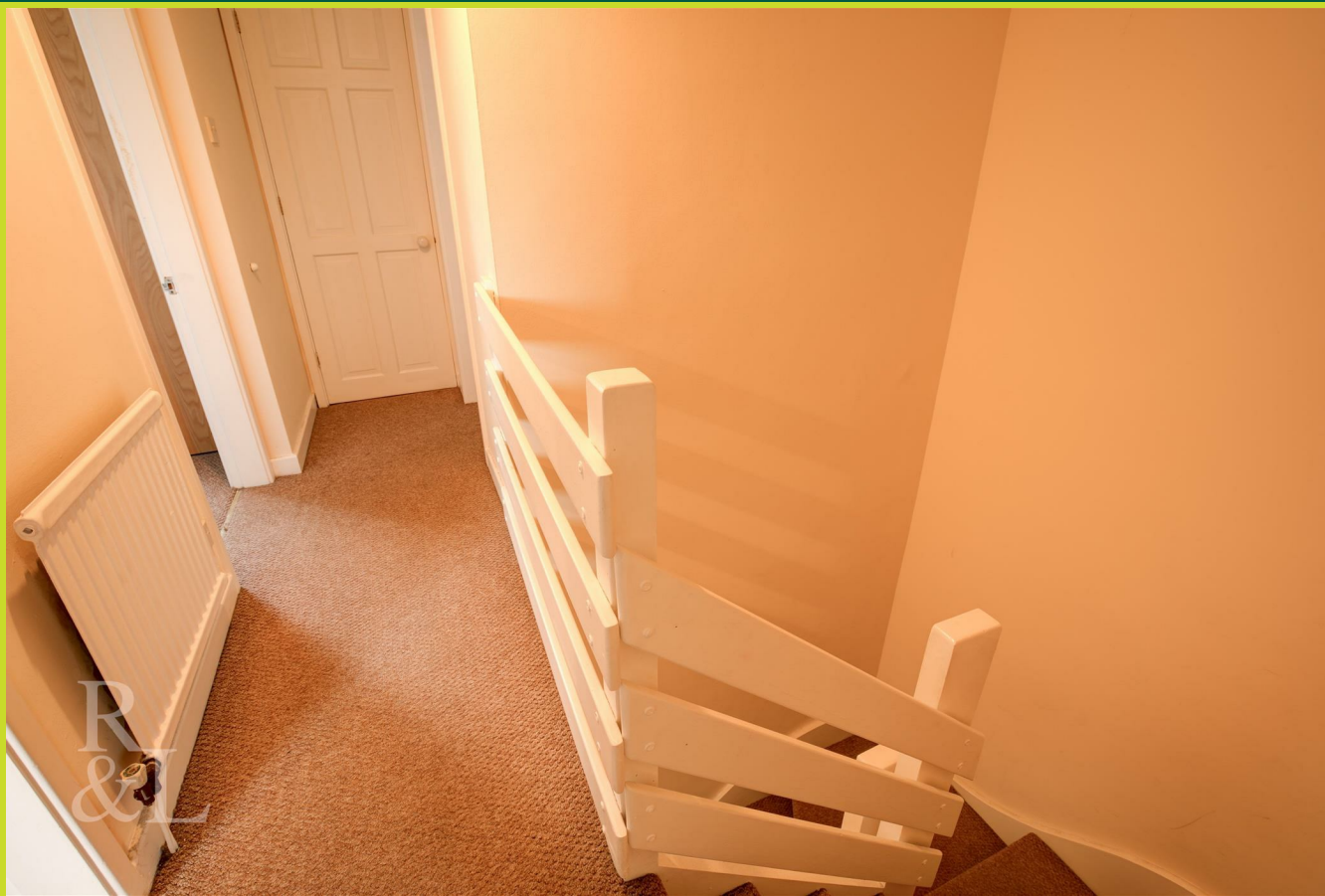
\*\*\*GUIDE PRICE £295,000 - £310,000\*\*\*

Sitting comfortably in the pleasant Wilford Village, this semi-detached house on Holly Avenue offers a perfect blend of comfort and convenience. The property boasts a warm and inviting atmosphere, ideal for families or those seeking a peaceful retreat.

Upon entering, you will find a spacious reception room that serves as the heart of the home, providing an excellent space for relaxation and entertaining guests. The room is filled with natural light, creating a welcoming environment for family gatherings or quiet evenings in. The property features three well-proportioned bedrooms that are versatile and can easily accommodate various furniture arrangements, offering multiple storage spaces and a large built-in wardrobe. The family bathroom that is equipped with a 3 piece suite, easily accessible via the landing

This south-facing garden provides the perfect space for enjoying the fresh air or hosting summer barbecues. The location in Wilford Village is particularly appealing, being central and within walking distance for both primary and secondary schools. This area also benefits from easy access to local transport links including trams.

In summary, this property presents an excellent opportunity for those looking to settle in a friendly neighbourhood. With its spacious living areas, three bedrooms, and convenient location, it is a property that truly deserves your attention.





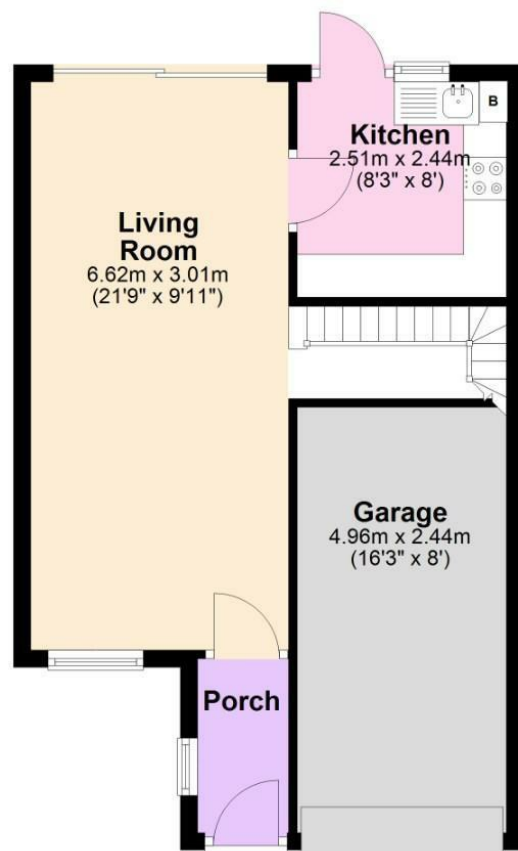


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## Ground Floor

Approx. 44.4 sq. metres (478.1 sq. feet)



## First Floor

Approx. 36.7 sq. metres (395.5 sq. feet)



Total area: approx. 81.2 sq. metres (873.6 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.

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