



34 Wilford Crescent West
| NG2 2EZ | Guide Price £220,000

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- Guide Price £220,000
- Victorian Terrace Home
- Three Double Bedrooms
- Two Shower Rooms
- Two Reception Rooms
- Low Maintenance Rear Garden
- Close to the City Centre
- Viewing Recommended
- EPC Rating - D
- Council Tax Band - A





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A bay fronted three double bedroom Victorian terrace home in the Meadows. The property benefits from a low maintenance garden to the rear and is situated within close proximity of the Tram, Train Station and City Centre.

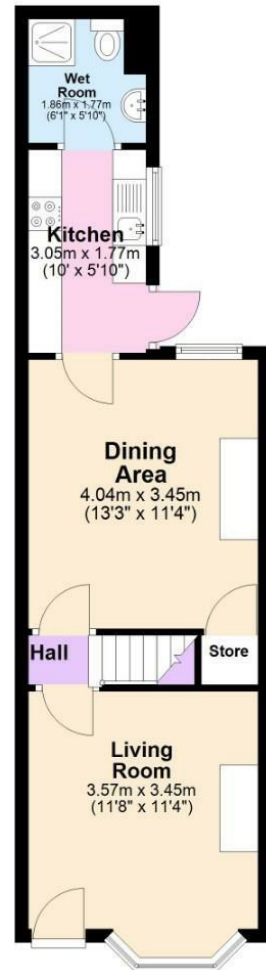


Entering into the dining room that benefits from a feature fireplace, we have access into the inner hall and stairs to the first floor. The lounge benefits from a further fireplace & built in under stairs storage and allows access into the fitted kitchen and downstairs shower room. To the first floor there are two well proportioned double bedrooms with a further double room and shower room on the second floor.

There is secure gated access down the side of the property with a courtyard straight off the kitchen and a separate gated low maintenance garden that features artificial grass and a decking.

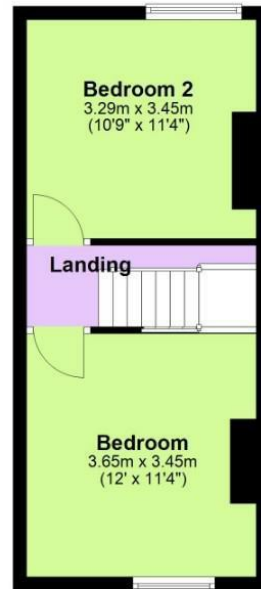
Ground Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



First Floor

Approx. 28.9 sq. metres (310.8 sq. feet)



Second Floor

Approx. 20.2 sq. metres (217.5 sq. feet)



Total area: approx. 87.9 sq. metres (945.7 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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