



3 The Cherries,
Wilford, NG11 7HE

3 The Cherries, Wilford, NG11 7HE

**** GUIDE PRICE £335,000 - £340,000****

This modern mid town house provides accommodation arranged over three floors including; an entrance hallway, a study, an open plan living area incorporating the lounge and the modern kitchen/dining room (with bi-fold doors opening to the rear garden), plus a wc on the ground floor, two double bedrooms, and the family bathroom on the first floor, and a further double bedroom, plus a fitted shower room on the second floor.

Located at the end of quiet private driveway, the property has a low maintenance enclosed garden to the rear, and allocated car parking at the front.

Situated in the popular south Nottinghamshire suburb of Wilford, the property is within easy reach of Nottingham City Centre, nearby villages, and the Queens Medical Centre. There are excellent commuting links, including main roads routes, and the tram link into the City. Local facilities include a supermarket, restaurants and pubs.

Viewing is recommended.

Guide Price £335,000





ACCOMMODATION

The entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, and doors into the study, the open plan living area, and the ground floor wc.

The study overlooks the front elevation, with radiator and ceiling lights.

The ground floor wc has a modern suite with a wash hand basin, and a wc. Further door into storage area.

The open plan living area has a comfortable lounge, which opens into the bright kitchen/dining room. This kitchen/dining room has a range of contemporary wall, drawer and base units, square edge work surfaces, a sink and drainer unit with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, plus a built in oven, and a four ring gas hob with an extractor hood over. The boiler is housed in a cabinet here, there is a feature vaulted ceiling, and bi-fold doors opening out to the rear garden.

On reaching the first floor, the landing has stairs rising to the second floor, and doors opening into two double bedrooms, and the family bathroom.

On this floor, one of the bedrooms overlooks the front, and the other overlooks the rear.

The family bathroom has a three piece suite including; a panelled bath with shower and glazed screen over, a pedestal wash hand basin, and a wc.

Bedroom one is situated off the second floor landing. This room has a dormer window overlooking the rear.

Also accessed off this second floor landing is a modern shower room, which has a shower enclosure with glazed screens, a wash hand basin set in a vanity unit, and a concealed flush wc and heated towel rail,

The boarded loft space provides useful storage.

OUTSIDE

At the front of the property there is allocated parking. (There is additional potential visitor car parking to the far side).

A pathway with a dwarf wall and bedding plants to the side, leads to the entrance door.

The low maintenance rear garden has been landscaped and includes; a paved patio seating area, and shrub beds. There is space for a storage shed, and gated access to a shared pathway.

Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2025/2026 £2,361.06.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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.

