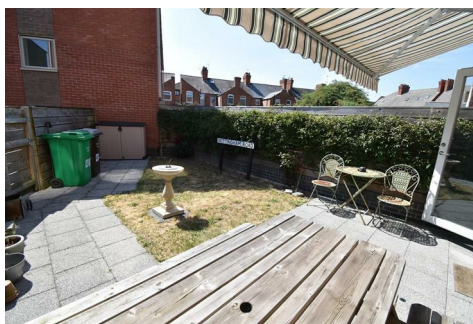




HOPKINS & DAINTY

ESTATE AGENTS



Wilford Crescent East, Nottingham, NG2 2EF

Guide price £325,000

£500 TOWARDS SOLICITOR FEES** **GUIDE PRICE £325,000-£335,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this well presented and spacious modern town house.

Set in the popular Meadows area of the city, a short walk from The Meadows Recreation Ground and the banks of the River Trent. Convenient for access into the city centre via the tram; the train station, Trent Bridge/West Bridgford and the Riverside Retail Park. Offering spacious accommodation throughout comprising: entrance hall with a guest WC. A fantastic open plan ground floor kitchen and living room with a contemporary kitchen and range of integrated appliances. On the first floor there are two double bedrooms and a bathroom, and on the second floor there are a further two double bedrooms and a shower room. The property has gas central heating off a combination boiler, double glazing and an enclosed rear lawn and patio garden.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall



Accessed via a double glazed entrance door. With laminate flooring, a radiator, cupboard housing the wall mounted gas boiler, stairs rising to the first floor and doors leading off.

Open Plan Kitchen/Lounge/Diner



Fantastic open plan ground floor living room, with a patio door opening onto the garden.

Kitchen Area 12'9" x 7'8" (3.90 x 2.35)



The kitchen area is fitted with a range of units and a worktop with an inset one and a quarter sink and drainer, with a mixer tap. There is a built in double electric oven, hob and hood; along with an integrated dishwasher, fridge and freezer. Laminate flooring, a radiator, spotlights and a double glazed front window.

Lounge/Dining Area 15'6" x 14'4" (4.73 x 4.38)



The lounge/dining area has laminate flooring, a radiator, double glazed patio door and windows opening onto the rear garden and a useful under stairs storage cupboard with plumbing for a washing machine.

Guest WC



Two piece suite comprising WC and wash hand basin. With tiled splashbacks, a radiator and extractor vent.

First Floor Landing



With stairs rising to the top floor and a storage cupboard under. Doors leading off.

Bedroom 3 14'3" x 9'0" (4.36 x 2.75)



Rear double bedroom with a radiator and two double glazed windows overlooking the garden.

Bedroom 4 14'4" x 9'1">5'8" (4.37 x 2.77>1.75)



Front double bedroom with a radiator and two double glazed windows.

Bathroom 9'7" x 5'0" (2.94 x 1.53)



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks, a heated towel rail, spotlights and an extractor vent.

Second Floor Landing



With access to the loft space (which is part boarded).

Radiator, feature light tunnel providing natural lighting and doors leading off.

Bedroom 1 14'3" x 8'11" (4.35 x 2.74)



Rear double bedroom with two double glazed windows and a radiator.

Bedroom 2 14'3" x 9'0" (4.36 x 2.76)



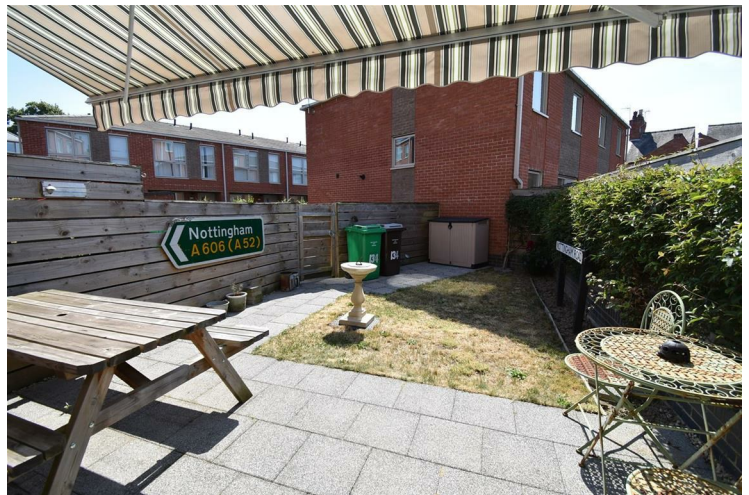
Front double bedroom with a radiator and two double glazed windows.

Shower Room 9'7" x 4'9" (2.94 x 1.47)



Three piece suite comprising bath, wash hand basin and WC. Tiled splashbacks, a heated towel rail, spotlights, extractor vent and a light tunnel providing natural lighting into the room.

Garden



To the rear of the property there is a pleasant enclosed lawn and patio garden. With a fence boundary and gate to a shared access path.

Service Charge

We understand that this property is subject to an annual estate maintenance charge in the region of £280.00.

We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

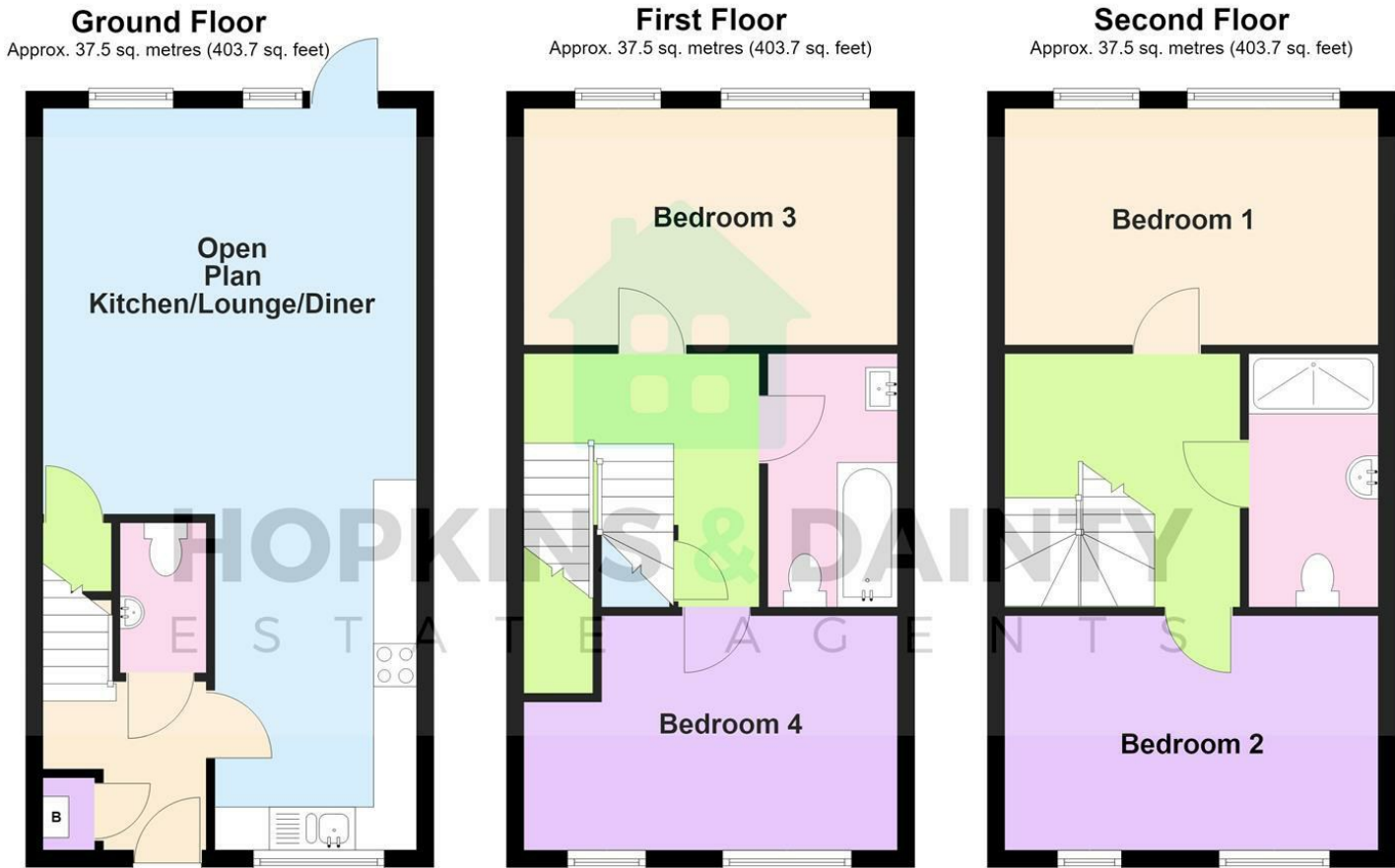
Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Further Information

** Discounts on solicitor fees are given on preselected panel solicitors that are completely independent of Davidsons Homes and Hopkins and Dain

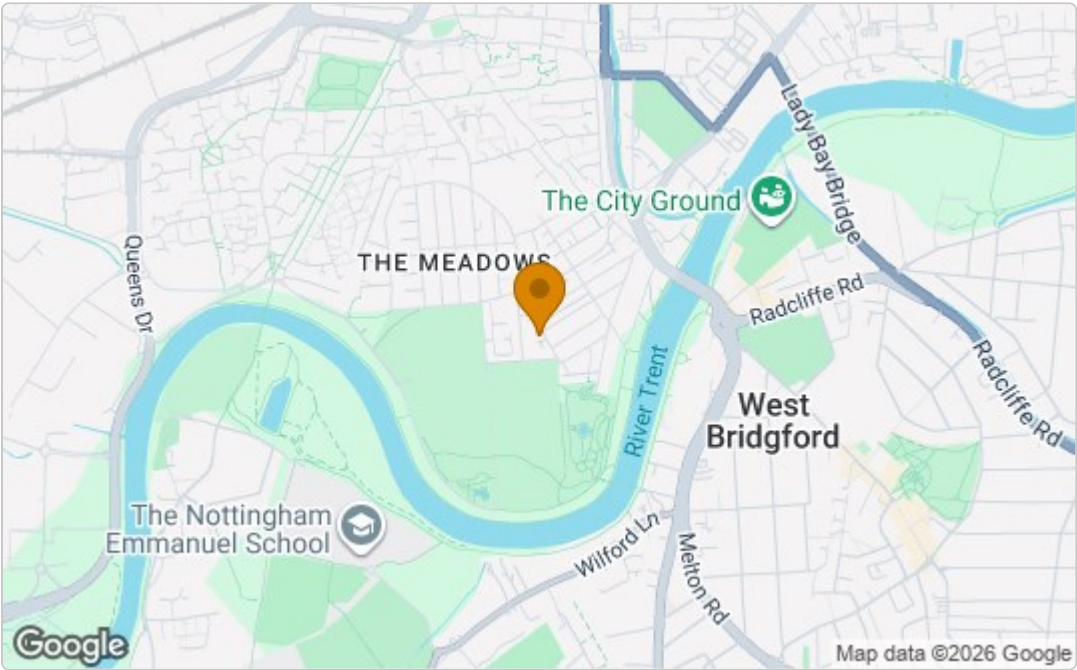
Floor Plan



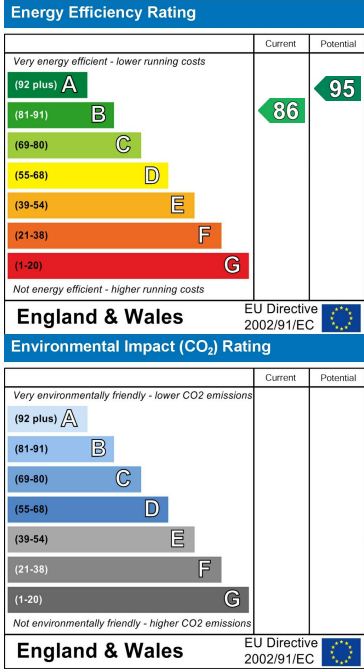
Total area: approx. 112.5 sq. metres (1211.0 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.