

# ROYSTON & LUND



## Ferryman Road, Wilford, Nottingham

£1,525 Per Month

- Modern three-bedroom, three-storey townhouse
- Off-road parking to the front of the property
- Master bedroom with en-suite and private balcony
- Located in the highly sought-after Wilford NG11 area
- Excellent access to local amenities and transport links
- Well-maintained rear garden with decking area
- Spacious living room with large windows and garden views
- Beautifully presented throughout

# 5 Ferryman Road, Nottingham NG11 7GY

Royston & Lund are delighted to present this beautifully presented three-bedroom, three-storey modern townhouse, situated in the highly sought-after Wilford area of NG11 on Ferryman Road. Offering spacious accommodation throughout with two allocated parking spaces.

The ground floor comprises a stylish kitchen positioned to the front of the property, featuring a large window that allows plenty of natural light. The entrance hallway benefits from useful under-stairs storage and a convenient downstairs WC, leading through to a spacious living room overlooking the rear garden. Large windows and patio doors create a bright living space with lovely garden views. To the first floor are two well-proportioned double bedrooms, one of which benefits from an en-suite shower room and the other a private balcony. A modern family bathroom also serves this floor. Occupying the entire second floor is the impressive master bedroom, complete with a newly renovated en-suite bathroom and a beautiful private balcony enjoying views from the front of the property.

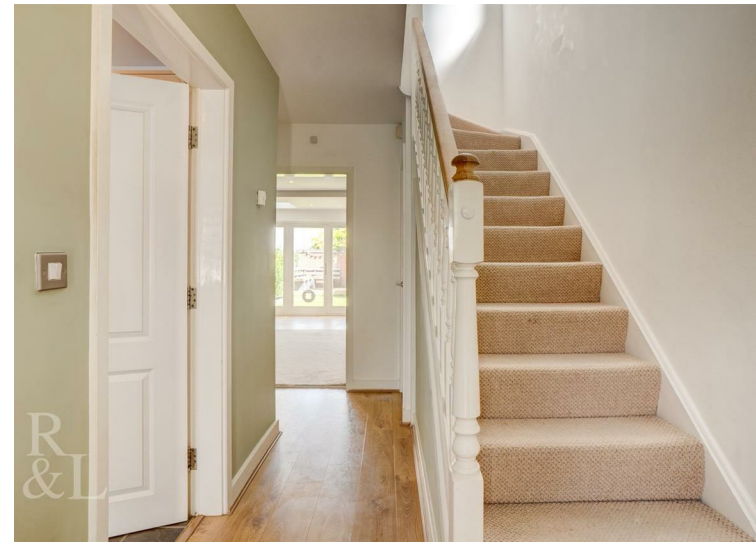
Externally, the property boasts a well-sized and well-maintained rear garden with a decking area to the rear. There is also two allocated parking spaces located at the front of the property.

Located in the ever-popular Wilford area, the property offers excellent access to local amenities, transport links and highly regarded schools.



Council Tax Band: C



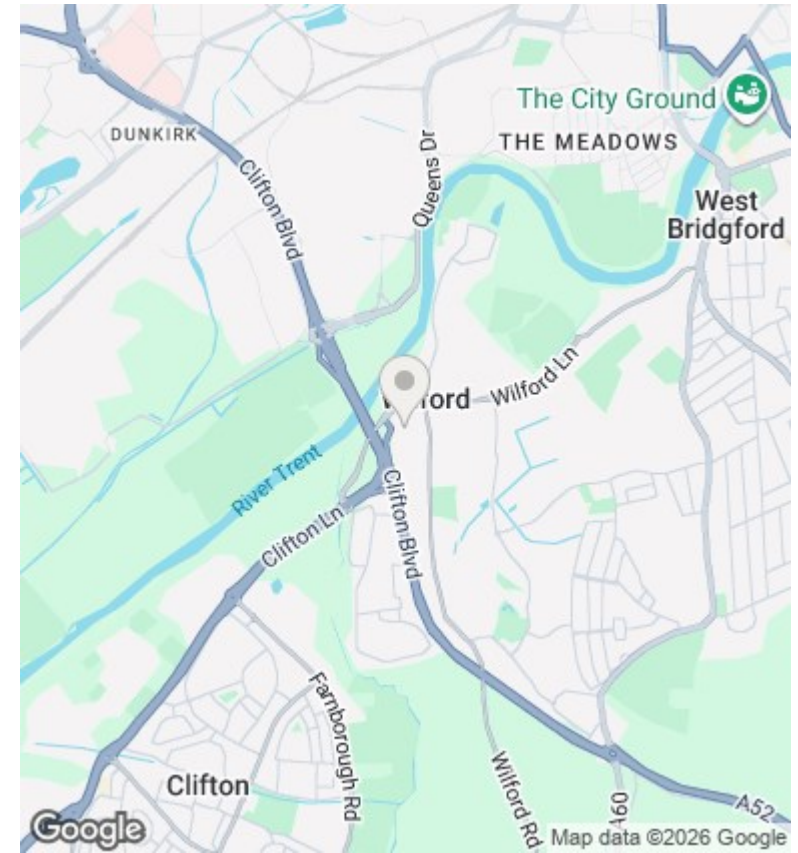


## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	