

Wishford Avenue
Nottingham

burchell edwards

Wishford Avenue
Nottingham NG7 2NG

for sale offers in excess of
£200,000







Property Description

Ready to move straight into, the property offers comfortable accommodation throughout and occupies an enviable corner plot with a larger-than-average garden.

The accommodation comprises an entrance hallway, cosy lounge with electric fireplace, and a fitted kitchen with access to the rear garden. To the first floor are two well-proportioned bedrooms and a family bathroom.

Outside, the property enjoys a fully enclosed rear garden featuring a lawn, patio seating area and mature borders, providing an excellent space for both relaxing and entertaining.

To the front, the property is set back from the road and benefits from permit parking.

Conveniently located for local amenities, transport links and Nottingham's universities and city centre, this chain-free home presents a fantastic opportunity for a wide range of buyers.

Entrance Hallway

uPVC entrance door providing access into the hallway, having a useful meter cupboard, staircase rising to the first floor and a door leading through to the lounge.

Lounge

Having a front-facing uPVC double glazed window, radiator and an electric fire creating a focal point to the room.

Kitchen

Accessed from the lounge, having a rear-facing uPVC double glazed window and rear uPVC double glazed door providing access to the garden. Fitted with a range of wall and base units with work surfaces over, stainless steel sink with mixer tap and drainer, space for a fridge, space for a freezer, and space and plumbing for a washing machine. Useful understairs storage cupboard.

Bedroom One

Having a front-facing uPVC double glazed window and radiator.

Bedroom Two

Having a front-facing uPVC double glazed window and radiator.

Bathroom

Accessed from the landing, comprising a panel bath with electric shower over, pedestal wash hand basin and low level WC. There is also a useful storage cupboard housing the Baxi boiler and a rear-facing uPVC double glazed obscured window.

Exterior

The property is set back from the road with a pathway leading to the front entrance, with the front garden being predominantly paved for ease of maintenance. Occupying a corner plot, the property benefits from a larger-than-average rear garden which is fully enclosed and features a laid lawn, patio seating area, established shrub and tree borders, rear outside tap and gated side access, ideal for bin storage. The property also benefits from permit parking.

Agent Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







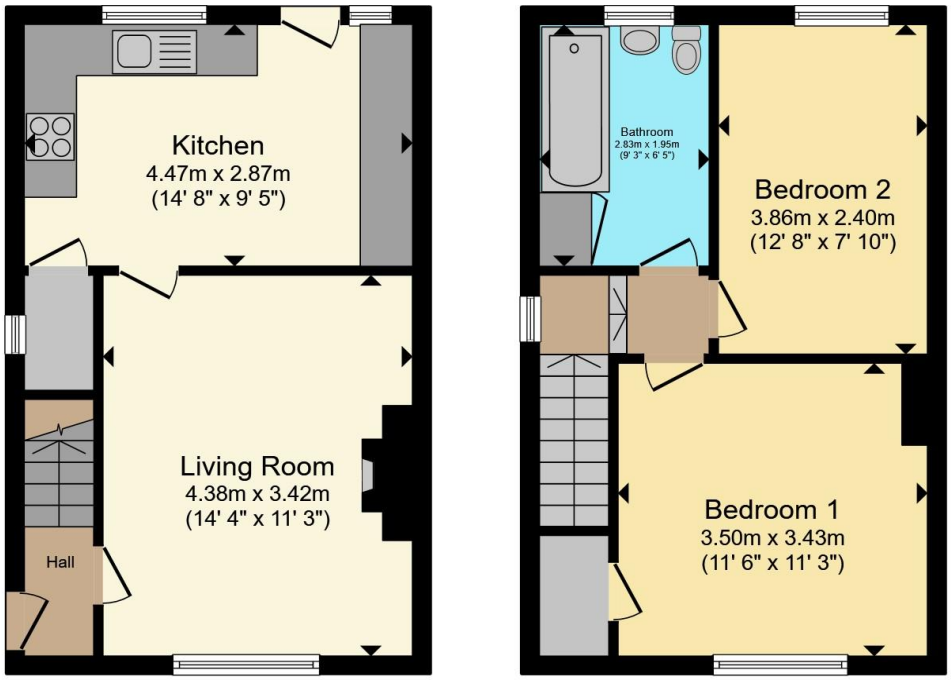












Ground Floor **First Floor**

Total floor area 65.8 m² (708 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

To view this property please contact Burchell Edwards on

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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

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