

# HoldenCopley

PREPARE TO BE MOVED

Wilford Crescent East, The Meadows, Nottinghamshire NG2 2ED

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**Guide Price £230,000 - £250,000**



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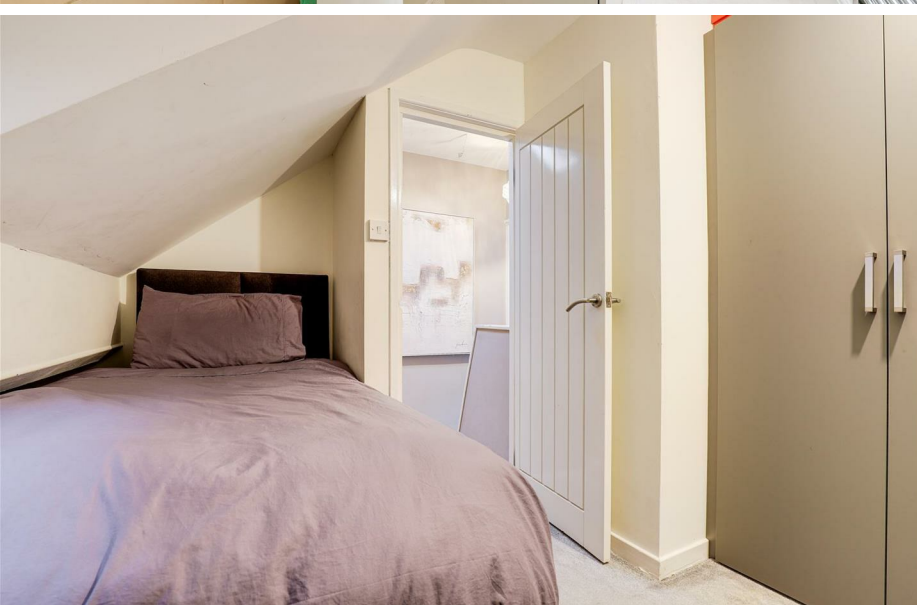
### WELL CONNECTED AREA...

This four-bedroom mid-terrace home spans three floors and offers generous living space, making it an excellent choice for a variety of buyer whether you are a family looking for a comfortable home to personalise, or an investor seeking a property with strong rental potential. The property is ideally situated in a convenient and well-connected location, just a short walk from the City Centre. It benefits from easy access to local shops, highly regarded schools, and a range of transport links. On the ground floor, an inviting entrance hall leads into a bay-fronted living room, providing a bright and welcoming space. The spacious fitted kitchen is also accessed from the hallway and includes a convenient W/C and cellar, offering practical storage solutions. The first floor comprises two well-proportioned bedrooms and a modern three-piece bathroom suite, while the second floor features two further bedrooms, providing flexibility for family living or guest accommodation. Externally, the property features a small courtyard at the front, with access to the rear garden. The rear garden is enclosed and thoughtfully designed, featuring a patio seating area, an artificial lawn, and an additional patio space. At the far end of the garden is a versatile garden room, currently used as a home office, with fenced boundaries and gated access, creating a private and functional outdoor space.

### MUST BE VIEWED







- Mid Terraced House
- Four Bedrooms
- Living Room
- Spacious Fitted Kitchen
- Cellar
- Three-Piece Bathroom Suite & Ground Floor W/C
- Enclosed Rear Garden
- Versatile Garden Room
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Entrance Hall

13'7" x 2'10" (4.16m x 0.88m)

The entrance hall has 18mm solid oak wood flooring, a radiator, recessed spotlights, and a composite door providing access into the accommodation.

Living Room

14'4" x 10'2" (4.38m x 3.12m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, an original feature fireplace, coving to the ceiling, and 18mm solid oak wood flooring.

Kitchen

13'8" x 18'11" (4.18m x 5.79m)

The kitchen has a range of fitted base and wall units with Quartz worktops, an under-mounted sink with a swan neck mixer tap and integrated drainer grooves, a range cooker, an extractor fan, an integrated microwave, space for an American fridge freezer, an in-built cupboard, space for a dining table, a radiator, a vertical radiator, 18mm solid oak wood flooring , two Velux windows, and a UPVC double glazed window to the rear elevation.

Rear Porch

3'8" x 5'5" (1.12m x 1.67m)

The rear porch has 18mm solid oak wood flooring , and access to the W/C

W/C

5'5" x 5'0" (1.67m x 1.54m)

This space has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a heated towel rail, a wall-mounted boiler, space and plumbing for a washing machine, and 18mm solid oak wood flooring .

BASEMENT

Cellar

The cellar has ample storage space.

FIRST FLOOR

Landing

13'8" x 5'3" (4.19m x 1.62m)

The landing has carpeted flooring, and access to the first floor accommodation.

Master Bedroom

15'1" x 12'9" (4.61m x 3.91m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, a range of fitted wardrobes, and carpeted flooring.

Bedroom Two

8'3" x 9'1" (2.52m x 2.79m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a fitted wardrobe, and carpeted flooring.

Bathroom

4'4" x 9'3" (1.34m x 2.82m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted rainfall and handheld shower fixture, an extractor fan, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

SECOND FLOOR

Upper Landing

4'6" x 5'4" (1.38m x 1.64m)

The upper landing has carpeted flooring, a skylight, and access to the first floor accommodation.

Bedroom Three

15'1" x 12'9" (4.61m x 3.91m)

The third bedroom has s UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Four

9'2" x 11'5" (max) (2.81m x 3.48m (max))

The fourth bedroom has s UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property has a small courtyard, and access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio seating area, artificial lawn, a further patio area with access into the office, a fence panelled boundary, and gated access.

Office

10'3" x 11'4" (3.14m x 3.46m)

The office has lighting, electrics, and bi-folding door opening to the rear garden

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

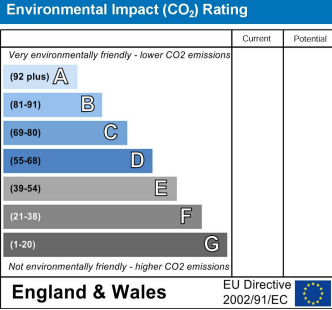
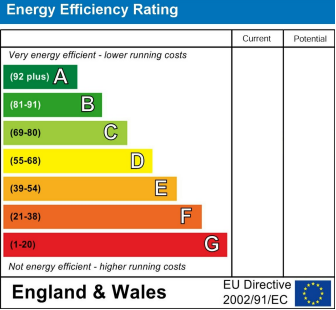
The vendor has advised the following:

Property Tenure is Freehold

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**This floorplan is for illustrative purposes only.**

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