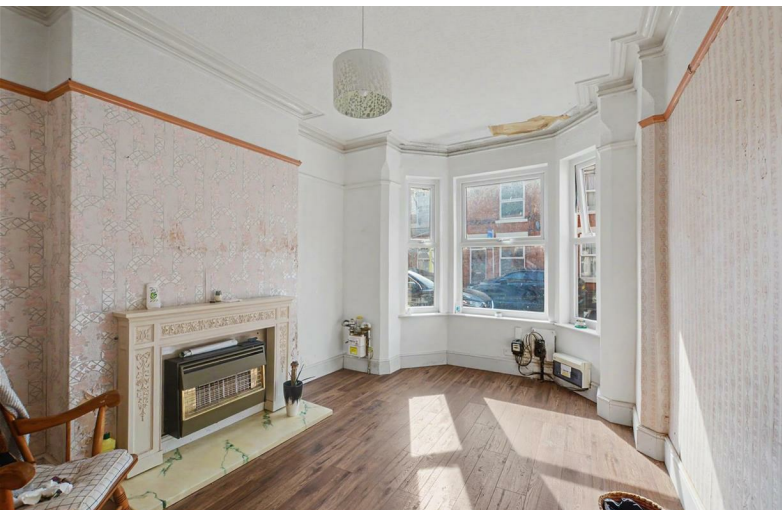




Wilford Crescent East,
, Nottingham
NG2 2EA

£150,000 Freehold



This traditional Victorian mid-terrace house, built in the early 1900's presents a wonderful opportunity for those looking to create their dream home. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The two well-proportioned bedrooms provide a comfortable retreat, while the bathroom is ready for your personal touch.

One of the standout features of this property is the potential for refurbishment and modernisation, allowing you to tailor the space to your own tastes and preferences. Whether you envision a contemporary open-plan living area or a classic, cosy atmosphere, the possibilities are endless.

Additionally, the property comes with the advantage of no upward chain, ensuring a smooth and straightforward purchasing process. This is an ideal opportunity for first-time buyers, investors, or anyone looking to put their stamp on a period home.

Wilford Crescent East is well-positioned, offering easy access to local amenities, parks, and transport links, making it a convenient choice for modern living. Embrace the chance to transform this charming house into a stylish and comfortable home that reflects your unique style.



Entrance Hall

With a composite entrance door, radiator, stairs to the first floor and doors to the dining room and lounge.

Lounge

12'2" x 10'5" (3.72m x 3.2m)

Laminate flooring, gas-fire, UPVC double glazed bay window to the front and radiator.

Dining Room

14'0" x 12'0" (4.27m x 3.68m)

A carpeted reception room with radiator, UPVC double glazed window to the rear, useful understairs storage cupboard and door to the kitchen.

Kitchen

7'5" x 7'4" (2.27m x 2.26m)

Sink with drainer and a mixer tap, tiled splashbacks, space for a cooker and fridge freezer, radiator, door to the lean-to and utility.

Utility

Plumbing for a washing machine and UPVC double glazed window to the side.

Lean-To

With windows to the side and UPVC double glazed door to the rear garden.

First Floor Landing

With loft-hatch and doors to the bathroom and two bedrooms.

Bedroom One

13'9" x 12'1" (4.2m x 3.7m)

A carpeted double bedroom with feature-period fireplace, radiator and UPVC double glazed window to the front.

Bedroom Two

11'4" x 9'6" (3.46m x 2.9m)

A carpeted double bedroom with feature-period fireplace, radiator and UPVC double glazed window to the rear.

Bathroom

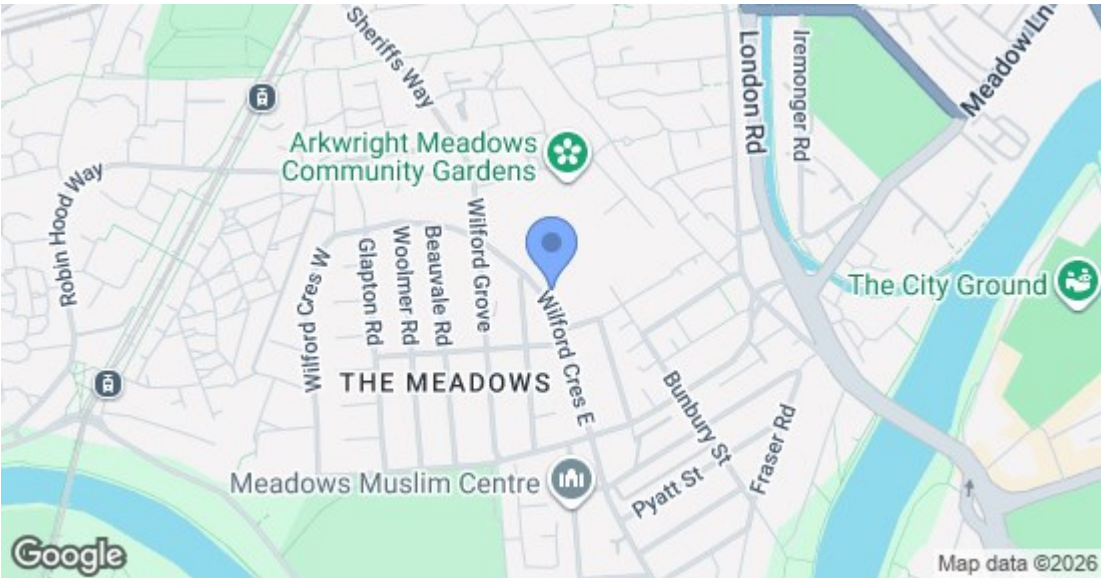
10'10" x 7'6" (3.32m x 2.3m)

Incorporating a three-piece suite comprising panelled bath, wash-hand basin, WC, tiled splashbacks, UPVC double glazed window to the rear, heated towel rail, radiator and a storage cupboard.

Outside

Outside the property benefits from an enclosed rear garden, which includes a patio, storage sheds, an outside WC, mature shrubs and fence boundaries.





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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.