Robert Ellis

look no further...

Vernon Avenue,
Wilford, Nottingham
NG11 7AE

O/O £367,500 Freehold

0115 946 1818

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FULLY REFURBISHED THREE BEDROOM SEMI DETACHED HOME SITUATED WITHIN THE HIGHLY REGARDED WILFORD VILLAGE, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this superbly presented semi detached property which has been refurbished throughout to provide modern, ready-to-move-into accommodation. The property offers well-proportioned living space including a bright and welcoming lounge, a contemporary kitchen and a stylish four piece family bathroom, with three good-sized bedrooms providing flexibility for families, professionals or first-time buyers alike. Externally, the property benefits from off road parking and a pleasant outdoor space, while internally the finish throughout allows a purchaser to move straight in without the need for further work.

Situated within the sought-after village of Wilford, the property is ideally positioned for access to a range of local amenities and offers excellent transport links including the tram network, A52 and routes into Nottingham city centre, making it perfect for commuters. An internal viewing is highly recommended to fully appreciate the standard of accommodation on offer.

Entrance Hall
Composite door to the front, stairs to the first floor, ceiling spotlights, doors to the lounge, kitchen and w.c., wall mounted vertical radiator.

Lounge
Double glazed window to the front, laminate flooring, radiator.

Cloaks/w.c.
Low flush w.c., vanity wash hand basin, fully tiled walls, wall mounted vertical radiator.

Kitchen Diner
Wall and base units with work surfaces over, inset sink and drainer, five ring gas burner with extractor over, part tiled walls, integrated electric oven, integrated microwave, island with breakfast bar, laminate flooring, ceiling spotlights, double glazed window to the rear and double glazed patio doors to the rear.

First Floor Landing
Double glazed window to the side, and doors to:

Bathroom
Double glazed window to the rear, wash hand basin, low flush w.c., free standing bath with floor mounted tap, double shower cubicle with mains flow shower having a rainwater shower head and hand held shower, fully tiled walls, loft access hatch, tiled floor and radiator.

Bedroom 1
Double glazed window to the front, radiator.

Bedroom 2
Double glazed window to the rear, radiator.

Bedroom 3
Double glazed window to the front, radiator.

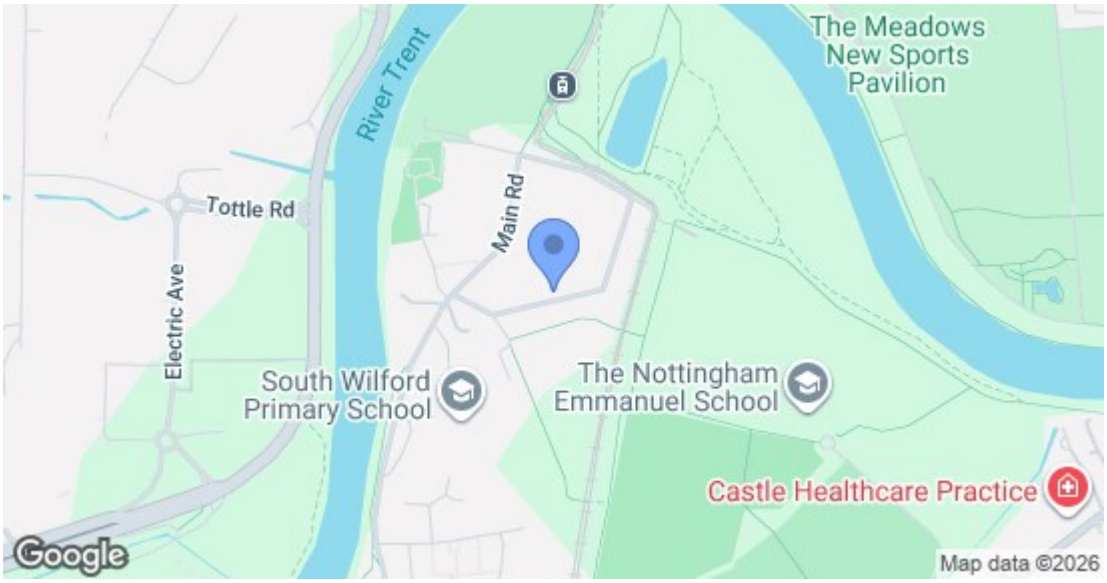
Outside
There is a tarmacadam driveway to the front providing off road parking.

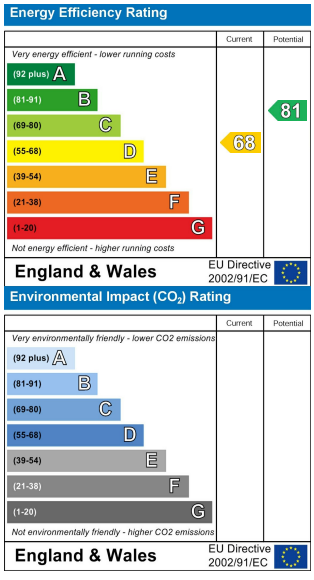
The rear garden is laid mainly to lawn with a composite decked patio area and having fencing to the boundaries.

Council Tax
Nottingham City Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 4mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three
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

Robert Ellis
ESTATE AGENTS





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.

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