



5 Wilford Crescent

Ruddington | NG11 6EZ | £270,000

ROYSTON  
& LUND

- Three Bedrooms
- Ample Off Street Parking
- French Doors To The Decking
- Three Piece Bathroom
- EPC Rating - D
- Mid Terrace
- Well Presented Throughout
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Freehold - Council Tax Band - B





Royston and Lund are pleased to bring to the market this three-bedroom mid-terrace property located in Ruddington. Situated close to the numerous amenities that Ruddington has to offer, including local pubs, restaurants and cafés, the property is also within the catchment area for well-regarded schools and benefits from excellent transport links into the city centre. This property would be a perfect fit for a growing family.

Ground floor accommodation comprises a living room upon entry, showcasing a large front-aspect window that floods the room with natural light, complemented by a stylish fireplace. Moving through to the dining room, you will find ample space for family and friends, along with French doors leading to the rear garden, access to the kitchen and the staircase to the first floor. The galley kitchen boasts an integrated oven, hob and extractor, along with a built-in fridge.

To the first floor are three well-proportioned bedrooms. The principal bedroom and bedroom two are both doubles, while the third bedroom is a single. The bedrooms are served by a modern three-piece bathroom comprising a bath with a shower overhead, wash basin and WC.

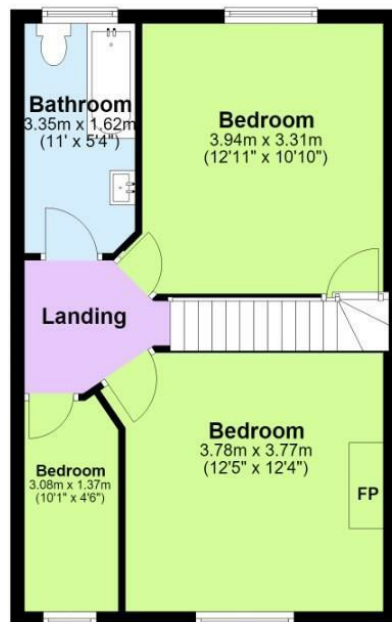
To the front of the property is ample off-street parking via a driveway. To the rear is a well-maintained garden featuring a decked seating area, followed by a lawn with a pathway and flower beds leading to a patio seating area at the rear. The garden is fully enclosed by fenced boundaries.



**Ground Floor**  
Approx. 38.9 sq. metres (418.5 sq. feet)



**First Floor**  
Approx. 44.9 sq. metres (483.4 sq. feet)



Total area: approx. 83.8 sq. metres (901.9 sq. feet)



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

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