



34 Wilford Crescent West  
| NG2 2EZ | Offers Over £215,000

ROYSTON  
& LUND



- Guide Price £220,000
- Victorian Terrace Home
- Three Double Bedrooms
- Two Shower Rooms
- Two Reception Rooms
- Low Maintenance Rear Garden
- Close to the City Centre
- Viewing Recommended
- EPC Rating - D
- Council Tax Band - A







**\*\* Offers Over £215,000 \*\*\***

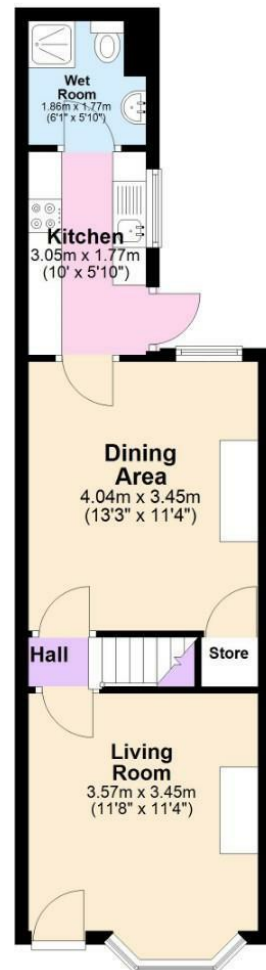
A bay fronted three double bedroom Victorian terrace home in the Meadows. The property benefits from a low maintenance garden to the rear and is situated within close proximity of the Tram, Train Station and City Centre.



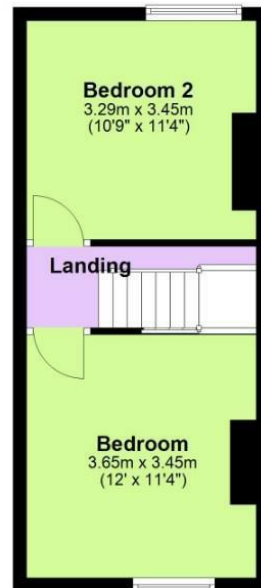
Entering into the dining room that benefits from a feature fireplace, we have access into the inner hall and stairs to the first floor. The lounge benefits from a further fireplace & built in under stairs storage and allows access into the fitted kitchen and downstairs shower room. To the first floor there are two well proportioned double bedrooms with a further double room and shower room on the second floor.

There is secure gated access down the side of the property with a courtyard straight off the kitchen and a separate gated low maintenance garden that features artificial grass and a decking.

**Ground Floor**  
Approx. 38.8 sq. metres (417.4 sq. feet)



**First Floor**  
Approx. 28.9 sq. metres (310.8 sq. feet)



**Second Floor**  
Approx. 20.2 sq. metres (217.5 sq. feet)



Total area: approx. 87.9 sq. metres (945.7 sq. feet)



**EPC**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON  
& LUND**