



18 Wilford Crescent West

| NG2 2EZ | Offers Over £215,000 - £250,000

ROYSTON  
& LUND

- OFFERS OVER \*\*  
£215,000\*\*
- Fully Refurbished
- Three Storeys
- Excellent Transport Links
- EPC Rating - D
- THREE DOUBLE BEDROOMS
- Four Piece Suite Bathroom
- Close By To Numerous Amenities
- Ideal For First Time Buyers Or Growing Families
- Freehold Council Tax Band - A





**\*\*OFFERS OVER £215,000\*\***

Royston and Lund are delighted to bring to the market this refurbished three bedroom mid terrace property located in the Meadows. Situated close by to numerous amenities being within close proximity to West Bridgford and the City Centre where there are bars, restaurants and local shops to name just a few. Not to mention having excellent transport links and being in the catchment area for well regarded schools.



Ground floor accommodation comprises of two spacious reception rooms leading into a galley kitchen with integrated appliances furthermore allowing access to the rear garden. The living room is a great size with a large bay window to the front flooding the room with natural light. The dining room is ample in size with more than enough room to entertain family and friends. The kitchen is a versatile space with an oven hob and extractor fan with space for additional freestanding appliances.

To the first floor there are two well proportioned double bedrooms that both have access to a four piece suite bathroom. To the second floor there is a further spacious double bedroom that has its own ensuite shower room as well as extra versatile space that can be used for a potential walk in wardrobe.

Facing the property there is on street parking and to the rear there is a courtyard garden that leads onto your own private garden through a wooden gate.

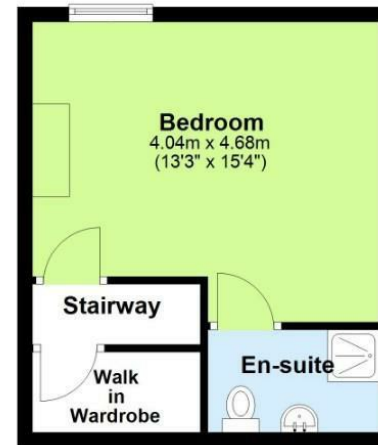
**Ground Floor**  
Approx. 36.4 sq. metres (391.6 sq. feet)



**First Floor**  
Approx. 44.3 sq. metres (476.5 sq. feet)



**Second Floor**  
Approx. 25.9 sq. metres (278.4 sq. feet)



Total area: approx. 106.5 sq. metres (1146.5 sq. feet)



## EPC

| Energy Efficiency Rating                                        |           |                            |
|-----------------------------------------------------------------|-----------|----------------------------|
|                                                                 | Current   | Potential                  |
| Very energy efficient - lower running costs                     |           |                            |
| (92 plus) <b>A</b>                                              |           | <b>84</b>                  |
| (81-91) <b>B</b>                                                |           |                            |
| (69-80) <b>C</b>                                                |           |                            |
| (55-68) <b>D</b>                                                | <b>67</b> |                            |
| (39-54) <b>E</b>                                                |           |                            |
| (21-38) <b>F</b>                                                |           |                            |
| (1-20) <b>G</b>                                                 |           |                            |
| Not energy efficient - higher running costs                     |           |                            |
| <b>England &amp; Wales</b>                                      |           | EU Directive<br>2002/91/EC |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |           |                            |
|                                                                 | 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 |           |                            |
| <b>England &amp; Wales</b>                                      |           | EU Directive<br>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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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