



5 Waters Edge Bell Lane

Wilford Village | NG11 7GB | Asking Price £370,000 - £375,000

ROYSTON
& LUND

- ASKING PRICE £370,000
- Three-storey end townhouse in Wilford
- Three double bedrooms
- Lounge with French doors
- Stunning views over the River Trent
- EPC rating C - Freehold
- Modern dining kitchen
- Two bathroom/WCs with white suites
- Enclosed rear garden
- Council tax band C





ASKING PRICE - 370K

Royston & Lund are pleased to present this three-storey end townhouse situated in Wilford to the sales market. The property boasts stunning views of the River Trent and is situated within walking distance of amenities including shops, gym and well-regarded schools.

Entering the property you immediately are greeted by the modern dining kitchen. The kitchen has a range of modern units as well as integrated appliances, it also provides access to the first floor via the stairs and the good-sized lounge. The lounge has dual aspect windows so there is an ample amount of natural light coming into the room.

To the first and second floor there are three double bedrooms and two bathroom/WC's with white suites. The main bedroom which is situated on the top floor comprises of French doors to a balcony which provides the excellent views of the river!

Outside, there is an enclosed rear garden with lawn, shrubs, patio and decking.

Viewing recommended!





EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		77	
(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	

Ground Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.7 sq. feet)



Second Floor

Approx. 38.3 sq. metres (412.0 sq. feet)



Total area: approx. 120.0 sq. metres (1291.7 sq. feet)

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