



50 Wilford Crescent West | The Meadows | Nottingham | NG2 2EZ

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Offered to the market with no upward chain and recently refurbished to a high standard throughout, this bay fronted mid terraced family home would make an ideal first time purchase or investment opportunity.

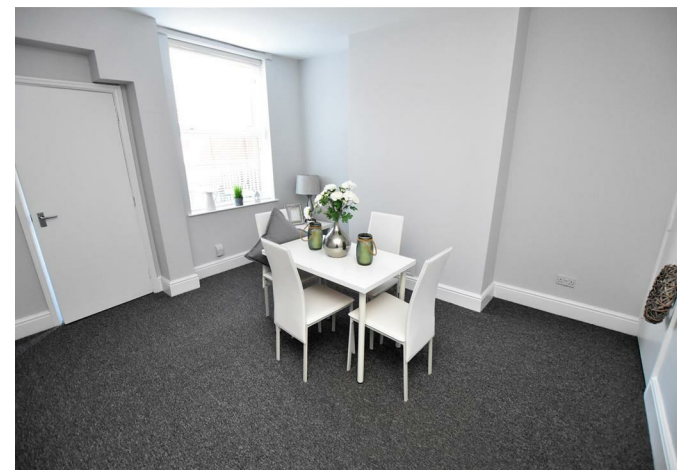
Arranged over three floors the well presented accommodation includes a lounge, separate dining room, and modern kitchen to ground floor, two bedrooms and the fitted bathroom to the first floor, and a further good sized bedroom to the second floor.

Benefiting from gas central heating and UPVC double glazing, the property has a fully enclosed courtyard style garden to the rear.

Conveniently located for easy access to Nottingham City Centre and the train station, as well as main road routes to West Bridgford, the Queens Medical Centre and the M1.

Viewing is recommended.

### OFFERS OVER £140,000



## GROUND FLOOR ACCOMMODATION

### Composite Entrance Door

Giving access into the:-

### Lounge

UPVC double glazed bay window to the front elevation, storage cupboard, cupboard housing the utility meters, electric fire set upon a marble hearth with a wooden surround, radiator, door into the:-

### Inner Hallway

Stairs rising to the first floor, door into:-

### Dining Room

UPVC double glazed window to the rear elevation, ceiling spotlights, under-stairs storage cupboard, radiator, door into:-

### Kitchen

Fitted with a range of wall, drawer and base units, inset stainless steel sink with mixer tap, space and plumbing for a washing machine, built-in electric oven, built-in four ring gas hob with chimney style extractor hood over, space for a fridge/freezer.

UPVC double glazed window to the rear elevation, ceiling spotlights, wall mounted BAXI combination boiler, radiator, door opening out to the rear courtyard.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

Two centre ceiling light points, radiator, doors giving access to two bedrooms and the bathroom, stairs rising to the second floor.

### Bedroom Three

UPVC double glazed window to the rear elevation, centre ceiling light point, radiator.

### Bedroom Two

UPVC double glazed window to the front elevation, centre ceiling light point, airing cupboard housing the hot water cylinder (with shelving), radiator.

### Bathroom

Fully tiled and fitted with a three piece suite comprising a panelled bath with an electric shower and glazed screen over, a wash hand basin, and a low level flush w/c.

UPVC double glazed window to the rear elevation, centre ceiling light point.

## SECOND FLOOR ACCOMMODATION

### Second Floor Landing

Storage cupboard, door into:-

### Bedroom One

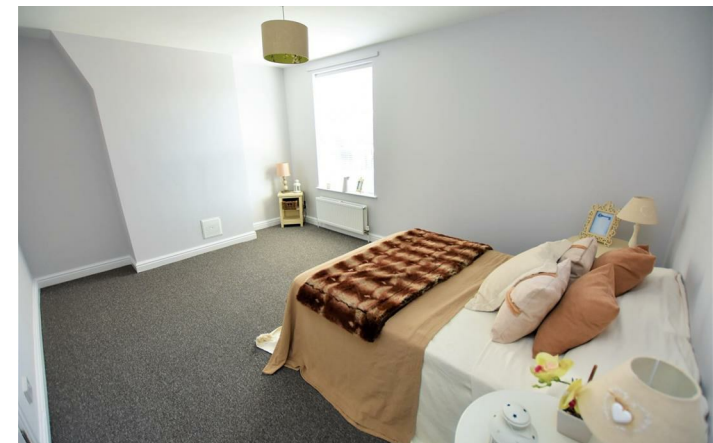
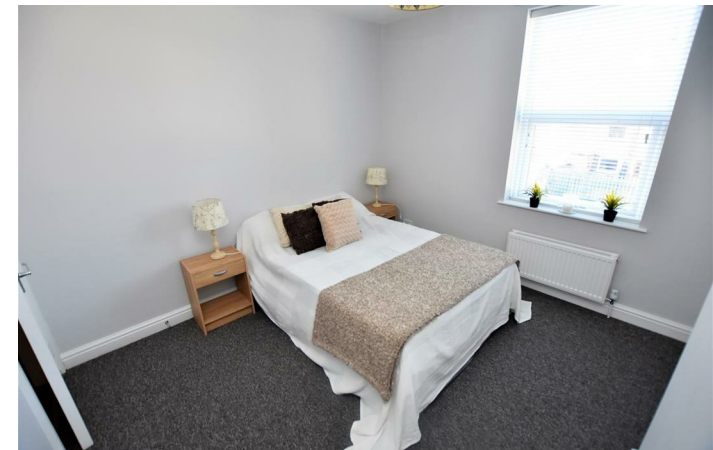
UPVC double glazed window to the front elevation, Velux skylight, loft access hatch, two centre ceiling light points, radiator.

## OUTSIDE

At the front, the property is flush to the pavement. To the rear, there is a fully enclosed courtyard style garden. An additional enclosed courtyard garden.

### Disclaimer Notes

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.





Money Laundering

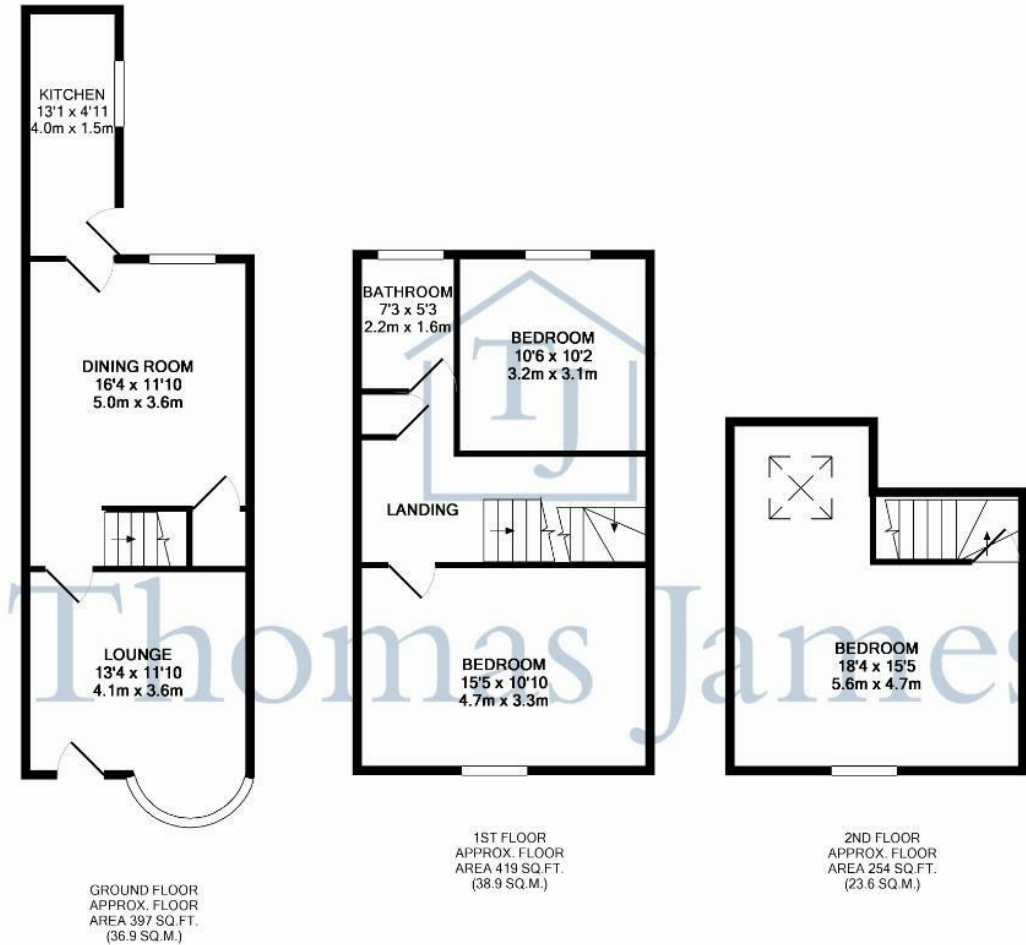
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Directions

Wilford Crescent West can be located off Bathley Street, The Meadows.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</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) A			81
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Selected As The Best  
Independent Agent By The  
Relocation Agent Network

Thomas James would like to point out that: (i) Fixtures and fittings other than those mentioned are to be agreed with the Seller. (ii) All measurements are approximate and are taken using a lazer tape. (iii) Any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their workig order.