

| Wilford Lane | West Bridgford | Nottingham | NG2 7RL

Robert Ellis
RESIDENTIAL



| Wilford Lane | West Bridgford | Nottingham | NG2 7RL

110 Wilford Lane

Entrance Porch

Glazed entrance door to the front elevation leading into the Entrance Porch

Bedroom 1

13'01 x 13' approx (3.99m x 3.96m approx)

UPVC double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard. Internal door leading into Hallway

Hallway

Laminate flooring. Carpeted staircase to the First Floor Landing. Internal door leading into Living Room

Living Room

13'06 x 13'01 approx (4.11m x 3.99m approx)

UPVC double glazed windows to the side and rear elevations. Laminate flooring. Wall mounted radiator. Ceiling light point. Feature cast iron fireplace with stone surround and slate hearth. Internal doors leading into the Kitchen and Ground Floor WC

Ground Floor WC

12'11 x 9' approx (3.94m x 2.74m approx)

Laminate flooring. Tiled splashbacks. Ceiling light point. Extractor fan. Wall hung vanity wash hand basin with hot and cold taps. Low level flush WC

Kitchen

17'02 x 9' approx (5.23m x 2.74m approx)

UPVC double glazed windows to the side elevations. UPVC double glazed rear entrance door. Laminate flooring. Tiled splashbacks. Recessed spotlights to the ceiling. Range of matching wall, base and drawer units incorporating worksurfaces over. Breakfast bar. Stainless steel sink and drainer unit with dual heat tap above. Integrated oven. 4 ring ceramic hob with extractor unit above. Space and plumbing for freestanding dishwasher Space and plumbing for automatic washing machine. Integrated fridge and freezer

First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Carpeted staircase to the Second Floor Landing. Internal doors leading into Bedroom 2, 3 and First Floor Bathroom

Bedroom 2

13' x 12'11 approx (3.96m x 3.94m approx)

UPVC double glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point.

Bedroom 3

10'7 x 7'9 approx (3.23m x 2.36m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard with shelving

First Floor Bathroom

9'04 x 7'04 approx (2.84m x 2.24m approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Extractor fan. 4 piece suite comprising of a panel bath with dual heat tap, walk-in shower enclosure with mains fed shower above, pedestal hand wash basin with dual heat tap and a low level flush WC

Second Floor Landing

Carpeted flooring. Ceiling light point. Internal doors leading into Bedroom 4 and 5

Bedroom 4

12'6 x 12'3 approx (3.81m x 3.73m approx)

Velux roof window to the front elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Built-in storage cupboard with shelving and rail

Bedroom 5

16' x 12'9 approx (4.88m x 3.89m approx)

Velux roof window to the rear elevation. Carpeted flooring. Wall mounted radiator. Recessed spotlights to the ceiling.

112 Wilford Lane

Entrance Porch

UPVC double glazed entrance door to the front elevation with feature circular window above. Carpeted flooring. Wooden door leading to the Entrance Hallway with single glazed window above

Entrance Hallway

20' x 3'5 approx (6.10m x 1.04m approx)

Carpeted flooring. Wall mounted radiator. Ceiling light points. Coving to the ceiling. Carpeted staircase to the First Floor Landing. Internal doors leading into Bedroom 1 and Living Room

Bedroom 1

4'09 x 13'03 approx (1.45m x 4.04m approx)

UPVC double glazed secondary glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Ceiling rose. Coving to the ceiling. Feature fireplace incorporating wooden surround, inset mirror and living flame gas fire

Living Room

13'3 x 13'1 approx (4.04m x 3.99m approx)

2 x Windows to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Feature fireplace incorporating wooden surround. Built-in storage cupboard with shelving to chimney recess. Built-in under the stairs storage cupboard housing Viessmann gas central heating combination boiler, gas metre points and further storage space. Internal door leading into the Kitchen Diner

Kitchen Diner

15'01 x 13'04 approx (4.60m x 4.06m approx)

UPVC double glazed picture window to the rear elevation. Further window to the side elevation. Glazed door leading into the Rear Entrance Porch. Tiled flooring. Tiled walls. Wall mounted radiator. Recessed spotlights to the ceiling. Range of matching wall, base and drawer units incorporating worksurfaces over. 1.5 bowl sink and drainer unit with swan neck dual heat tap above. Integrated double oven. Hob with extractor unit above. Space and plumbing for freestanding dishwasher Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer

Rear Entrance Porch

4'6 x 4'6 approx (1.37m x 1.37m approx)

Rear entrance door to the side elevation. Window to the rear elevation. Tiled flooring Ceiling light point

First Floor Landing

Window to the side elevation. Carpeted flooring. Ceiling light point. Carpeted staircase to the Second Floor Landing. Internal doors leading into Bedrooms 2, 3, First Floor Bathroom and First Floor WC

Bedroom 2

13'4 x 8'10 approx (4.06m x 2.69m approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

Bedroom 3

13'3 x 8' approx (4.04m x 2.44m approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

First Floor Bathroom

10'3 x 8'4 approx (3.12m x 2.54m approx)

Window to the rear elevation. Linoleum flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Extractor fan. 4 piece suite comprising of a panel bath with hot and cold taps, quadrant shower enclosure with mains fed shower above, pedestal hand wash basin with hot and cold taps and a low level flush WC

First Floor WC

6'05 x 4'07 approx (1.96m x 1.40m approx)

Linoleum flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Extractor fan. Vanity corner hand wash basin with hot and cold taps and a low level flush WC

Second Floor Landing

Carpeted flooring. Ceiling light point. Internal doors leading into Bedroom 4 and 5

Bedroom 4

15'5 x 9' approx (4.70m x 2.74m approx)

Velux roof window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Bedroom 5

14'8 x 12'4 approx (4.47m x 3.76m approx)

Velux roof window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

112A Wilford Lane

Entrance Hallway

Entrance door the side elevation. Ceiling light point. Carpeted staircase to the First Floor Landing. Internal doors leading into Kitchen and Bedroom 1

Bedroom 1

12'04 x 7'08 approx (3.76m x 2.34m approx)

Window to the side elevation. French doors to the rear elevation leading to the rear garden. Wall mounted radiator. Ceiling light point

Kitchen

13'7 x 12'8 approx (4.14m x 3.86m approx)

Wooden entrance door the front elevation. Windows to the front and side elevations. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. Range of matching wall, base and drawer units incorporating worksurfaces over. 1.5 bowl sink and drainer unit with dual heat tap above. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Space and point for freestanding electric cooker. Wall mounted Baxi gas central heating combination boiler. Internal doors leading into Hallway and Bedroom 2

Bedroom 2

12'6 x 7'7 approx (3.81m x 2.31m approx)

Window to the rear elevation. Wall mounted radiator. Ceiling light point

Hallway

Carpeted staircase leading into Bedroom 3. Internal doors leading into Bedroom 4 and First Floor Bathroom

Bedroom 3

13' x 12'10 approx (3.96m x 3.91m approx)

Entrance door to the rear elevation. Window to the rear elevation. Wall mounted radiator. Ceiling light point

Bedroom 4

13'01 x 12'7 approx (3.99m x 3.84m approx)

Window to the front elevation. Wall mounted radiator. Ceiling light point

Family Bathroom

9'5 x 6'02 approx (2.87m x 1.88m approx)

Double glazed window to the front elevation. Tiled flooring. Tiled splashbacks. Wall mounted towel radiator. Ceiling light point. 3 piece suite comprising of a walk-in shower enclosure with electric Mira shower above, pedestal hand wash basin and a low level flush WC

First Floor Landing

Internal doors leading into Living Room, Bedroom 5, First Floor Bathroom and a Separate WC

Bedroom 5

13' x 12'6 approx (3.96m x 3.81m approx)

Windows to the side elevation. Wall mounted radiator. Ceiling light point

First Floor Bathroom

9'08 x 6'08 approx (2.95m x 2.03m approx)

Double glazed window to the front elevation. Ceiling light point. Extractor fan. 4 piece suite comprising of a panel bath, walk-in shower enclosure with mains fed shower above, pedestal hand wash basin and a low level flush WC

Separate WC

Low level flush WC

Living Room

Double glazed window to the side elevation. Internal door leading to the Hallway



Robert Ellis agents are delighted to bring to the market this unique investment opportunity!

The substantial plot offers 16 lettable rooms; ideal for the Clifton Campus of the University of Nottingham. The plot contains three self-contained individual buildings; 110, 112 & 112a Wilford Lane which are to be sold as one. They include a six bedroom semi-detached, a five bedroom semi-detached and a five bedroom detached, alongside ample parking with two large driveways.

Currently partially let with potential to produce a fully let gross annual income of approximately £106,800 the property is to be sold as a going concern. There is potential for income growth should the incoming purchaser wish to improve and update the accommodation.

Number 110 comprises of an entrance porch, reception room/bedroom, hallway, living room, refitted kitchen, and downstairs WC. The first floor has a first floor landing, two further bedrooms and a bathroom. The second floor has a second floor landing and two further bedrooms.

Number 112 comprises of an entrance porch, entrance hallway, reception room/bedroom, living room, kitchen diner and a rear entrance porch. On the first floor there is a first floor landing, two bedrooms, a bathroom, a separate WC and the second floor has a second floor landing and two further bedrooms.



Number 112A comprises an entrance hallway, dining kitchen, three bedrooms and shower room. The first floor has the first floor landing, living room/lounge, three further bedrooms and a bathroom with a separate WC.

A double driveway gives access to the garden area which is mainly laid to lawn and cars standing for several cars. The properties sit on a large plot with further potential to develop subject to the relevant planning permissions.

Conveniently located on bus and Tram routes and with easy reach of the town centre and local shops and amenities including a Supermarket within walking distance.

Selling with no upward chain.



For more information or to arrange a viewing call **0115 648 5485**

www.robertellis.co.uk



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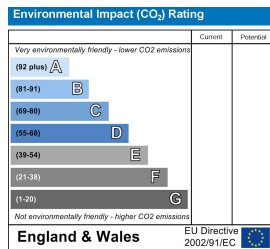
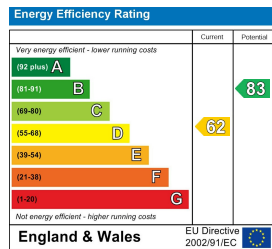
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