

Rushcliffe Avenue, Radcliffe-On-Trent Nottingham NG12 2AF



welcome to

Rushcliffe Avenue, Radcliffe-On-Trent Nottingham

William h Brown are pleased to market this beautiful three bedroom detached family home, situated in the well sought after village of Radcliffe-on-Trent. Call the West Bridgford office today to arrange a viewing!













Entrance Hall

Access to ground floor accommodation and stairs to first floor.

Kitchen

10' 5" x 9' 10" (3.17m x 3.00m) Newly refurbish kitchen with matching wall and base units, gas hob that has never been used. Access to the side of the property.

Utility Room

A fantastic space which could be used as a pantry or utility space.

Dining Room

11' 4" x 9' 11" ($3.45m \times 3.02m$) An additional reception room great for hosting dinner parties with beautiful views of the stunning garden.

Lounge

16' 4" x 12' 5" ($4.98m \times 3.78m$) Dual aspect a large lounge great for unwinding after a long day at work.

Landing

Storage cupboard where the boiler is which is 3/4 years old.

Bedroom One

13' 1" x 10' 9" (3.99m x 3.28m) A large double bedroom with double glazed windows.

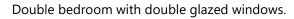
Closet

10' 9" x 2' 9" (3.28m x 0.84m) A great space for a walk in wardrobe.

Bedroom Two

13' 1" x 9' 10" ($3.99m\ x$ 3.00m) Double bedroom with double glazed windows looking out onto the beautiful rear garden.

Bedroom Three 9' 11" x 9' 9" (3.02m x 2.97m)



Family Bathroom

Shower cubicle with hand basin, low level w/c and heated towel rail.

Outside Space

To the front of the home there's is a single garage with drive way for up to two cars which could be extended further.

To the rear of the home you have a private enclosed south facing beautiful garden. An outbuilding which contains a coal shed, outside toilet and access to the garage.

Additional Comments

Planning approved for extension into a five bedroomed house with extension to lounge, extension to kitchen, hallway and adding one bathroom upstairs plus and ensure to a master bedroom downstairs.





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Rushcliffe Avenue, Radcliffe-On-Trent Nottingham

- THREE BEDROOMS ٠
- DETACHED
- COUNCIL TAX- E
- LARGE PLOT
- DRIVEWAY

Tenure: Freehold EPC Rating: F

£650,000



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Property Ref: WBF103018 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

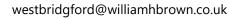
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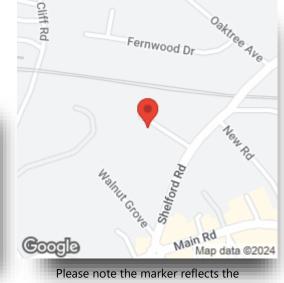




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postcode not the actual property

