





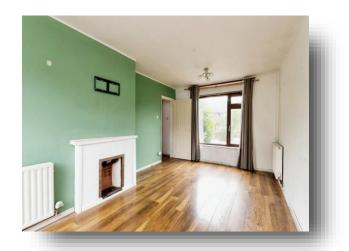




# welcome to

# **Birkin Avenue, Radcliffe-On-Trent Nottingham**

William H Brown in West Bridgford are delightful to present to the market this 3-bedroom property in a popular location. Benefiting from off-street parking and an enclosed rear garden. Being sold with NO UPWARD CHAIN. Attention INVESTORS and FIRST TIME BUYERS!













#### **Entrance Porch**

8' 5"  $\times$  3' 5" ( 2.57m  $\times$  1.04m ) A UPVC half glazed door, with double glazed windows.

#### **Entrance Hall**

Fitted with a UPVC front door, laminated flooring and a radiator.

#### **Kitchen**

14' 1" max x 10' 8" max ( 4.29m max x 3.25m max ) A spacious kitchen fitted with matching base and eye level units. Plumbing for a washing machine a space for a tumble dryer. Fitted with chrome sockets and tiled flooring. A pantry cupboard and a double glazed window overlooking the rear garden.

# **Utility Room**

7' 11" max x 14' 8" max ( 2.41m max x 4.47m max ) A great additional space, ideal for a utility room. Access can be gain via the kitchen but also the front and back of the property.

# Lounge

10' 5" max x 17' 11" max ( 3.17m max x 5.46m max ) A bright and spacious lounge with laminated flooring, a fireplace, a radiator. Two double glazed windows a large one to the front and the other looking out over the rear garden.

# Landing

Double glazed window to the rear. An airing cupboard housing the boiler.

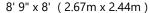
# **Bedroom 1**

12'  $\max x$  15' 1"  $\max$  ( 3.66m  $\max x$  4.60m  $\max$  ) A great sized bedroom sitting at the front of the property. Fitted with a radiator and 3 power sockets.

#### Bedroom 2

12' 2"  $\max x$  10' 5"  $\max (3.71 \text{m} \max x 3.17 \text{m} \max)$  A double bedroom overlooking the front of the property. Fitted with a radiator and 2 power sockets.

# **Bedroom 3**



A single room or office sitting at the rear of the property. Fitted with a radiator and 4 power sockets.

#### **Bathroom**

The family bathroom is fitted with a walk-in shower, a WC, a washbasin and a heated towel rail.

#### Outside

At the front of the property is a graveled driveway, with a slabbed path and a paid lawn. To the rear is an enclosed garden with a decked patio area, a laid lawn and a shed at the rear.





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# Birkin Avenue, Radcliffe-On-Trent Nottingham

- 3 BEDROOM MID TERRACE
- NO CHAIN
- OFF STREET PARKING
- COUNCIL TAX BAND B
- QUIET LOCATION

Tenure: Freehold EPC Rating: C

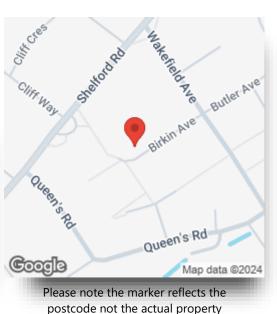
fixed price

£190,000









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Property Ref: WBF102954 - 0007 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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