



Birkin Avenue, Radcliffe-On-Trent Nottingham NG12 1DQ

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" x 3' 5" (2.57m x 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 (3.71m max x 3.17m max)

A double bedroom overlooking the front of the property. Fitted with a radiator and 2 power sockets.

Bedroom 3

8' 9" x 8' (2.67m x 2.44m)

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBF102954 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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