



Radcliffe Road, West Bridgford Nottingham NG2 5HG

welcome to

Radcliffe Road, West Bridgford Nottingham

*****ATTENTION BUYERS*****

A fantastic opportunity for a 3 bed family home with 3 reception rooms and 2 bathrooms or alternatively a great investment opportunity for investors, the property is currently being rented out as a 5 bedroom HMO.



Entrance Hall

A welcoming entrance hall with high ceilings, a radiator and laminated flooring.

Lounge

11' 8" x 11' 9" (3.56m x 3.58m)

A spacious lounge with a radiator. Leading into the kitchen.

Kitchen

9' 10" x 13' 8" max (3.00m x 4.17m max)

A fitted kitchen with matching base and eye level units. Fitted with a gas hob and an electric oven.

Access to the rear garden.

Bedroom 1

10' 5" x 11' 11" (3.17m x 3.63m)

A double bedroom sitting at the rear of the property with a half glazed UPVC door allowing access to the rear garden.

Bedroom 2

12' 4" max x 13' 9" max (3.76m max x 4.19m max)

A spacious double bedroom with a bay window to the front of the property. With laminated flooring and a radiator.

Bedroom 3

11' 2" x 12' (3.40m x 3.66m)

A double rear aspect bedroom with a radiator and laminated flooring.

Dressing Room/Office

6' 8" x 10' (18.49m x 3.05m)

Off bedroom 3 is this great additional space which could be a dressing room or an office space.

Bedroom 4

12' 5" max x 11' 11" (3.78m max x 3.63m)

A double bedroom positioned at the front of the property with a radiator and laminated flooring.

Bedroom 5

11' 9" x 10' 4" (3.58m x 3.15m)

A double bedroom situated to the rear of the

property with a radiator and laminated flooring.

Bathroom

Comprising of a bath with an overhead shower. a WC, a washbasin and a heated towel rail.

External Bathroom

Accessed via the rear garden. Comprising of a WC, a washbasin, a corner shower, and an electric heater.

Outside

Off street parking to the front. An enclosed rear garden with a patio and a lean to.



view this property online williamhbrown.co.uk/Property/WBF103128



welcome to

Radcliffe Road, West Bridgford Nottingham

- 3-BED, 2 BATHROOMS SEMI-DETACHED HOUSE
- PERFECT FAMILY HOME
- SOUGHT-AFTER LOCATION
- OFF STREET PARKING
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: E

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBF103128



Property Ref:
WBF103128 - 0005

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.

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.



william h brown



01159 819828



westbridgford@williamhbrown.co.uk



Rossell House 13 Tudor Square, West
Bridgford, NOTTINGHAM, Nottinghamshire,



williamhbrown.co.uk