

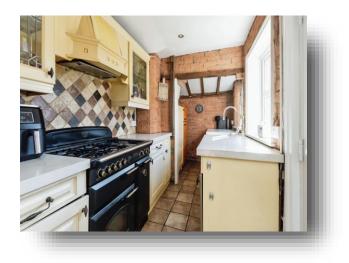
Albert Street, Radcliffe-On-Trent Nottingham NG12 2FL



welcome to

Albert Street, Radcliffe-On-Trent Nottingham

William h Brown are proud to offer this fantastic semi-detached family home full of character and charm. Within walking distance to the centre of the village this property is in a prime location and perfect for the that first time buy!













Front Door Into: Living Room

13' 4" \bar{x} 11' 6" (4.06m x 3.51m) Window to front aspect, radiator, feature fireplace, television point, door to cloakroom and dining room

Cloakroom

Mid level WC, wash hand basin, tiled splashbacks, window to side aspect

Dining Room

13' 5" x 11' 7" (4.09m x 3.53m) Feature fireplace, radiator, window to rear aspect, door to kitchen

Kitchen

13' 3" x 6' 2" (4.04m x 1.88m) Fitted with wall and base units, with quartz effect surfaces, rangemaster oven, gas hob with extractor fan above, ceramic sink, plumbing for washing machine, two windows to side aspect and door to rear garden

Landing

Doors to both bedrooms

Bedroom One

13' 6" x 11' 7" (4.11m x 3.53m) window to rear aspect, radiator, door to bathroom

Bedroom Two

13' 5" x 11' 5" (4.09m x 3.48m) Window to front aspect, radiator

Bathroom

A three piece suite comprising mid level WC, wash hand basin and bath with mixer taps, partly tiled walls, heated towel rail and window to rear aspect.

External

The front is of low maintenance and leads to the front door. The rear garden is predominantly laid to lawn, with a paved patio area, brick built shed, slated borders and is fully enclosed





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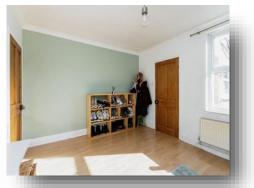
Albert Street, Radcliffe-On-Trent Nottingham

- TWO-BEDROOM COTTAGE
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- FRONT AND REAR GARDENS
- WELL-PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: D

£270,000





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Property Ref: WBF103362 - 0002 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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