









## welcome to

# **Grantham Road, Radcliffe-On-Trent Nottingham**

William h Brown have pleasure in offering this substantial three-bedroom detached bungalow, situated on an excellent sized plot in the highly desired village of Radcliffe-on-Trent! BOOK YOUR VIEWING TODAY!













### **Entrance Hallway**

Door to front aspect, doors to:

#### Cloakroom

WC, wash hand basin, radiator, boiler

## **Living Room**

19'  $\times$  12' (5.79m  $\times$  3.66m) Gas fireplace, two radiators, two windows to side aspect, bay window to front

#### **Kitchen**

11' 10" x 9' 4" ( 3.61m x 2.84m )
Fitted with wall and base units, electric oven and ceramic hob, single bowl sink, door to utility room

### **Utility Room**

 $8' \cdot 10'' \times 7' \cdot 2'' \cdot (2.69 \text{m} \times 2.18 \text{m})$ Plumbing for washing machine, window to rear and side aspect

#### **Bedroom One**

12' 8"  $\times$  11' 6" plus bay window (  $3.86m \times 3.51m$  plus bay window ) built in wardrobe, radiator

#### **Bedroom Two**

15' 9" x 9' 10" (  $4.80 \, \text{m} \times 3.00 \, \text{m}$  ) built in wardrobe, windows to side and rear aspect

## **Bedroom Three / Dining Room**

12' 8" x 9' 10" ( 3.86m x 3.00m ) radiator, door to living room

#### **Bathroom**

WC, wash hand basin, shower cubicle, heated towel rail, tiled floor and splashbacks

#### External

A large driveway providing parking for numerous vehicles leads to a single garage. The rear garden is fully enclosed and predominantly laid to lawn, with a paved patio area, greenhouse and shed, and side access gate





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- THREE-BEDROOM DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- KITCHEN AND UTILITY ROOM
- **GARAGE AND DRIVEWAY**

Tenure: Freehold EPC Rating: D

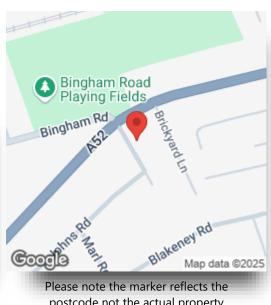
offers in excess of

£260,000









postcode not the actual property

## view this property online williamhbrown.co.uk/Property/WBF103443



Property Ref: WBF103443 - 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 quidance 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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