









### welcome to

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

William h Brown bring to the market this excellent three bedroom semi-detached house. The property represents an ideal purchase for buyers seeking an affordable family sized home that they could put their own stamp on in terms of updating some of its fixtures and fittings.













#### **Entrance Hallway**

A spacious hallway with staircase rising to the first floor with storage underneath. The hall has phone points, central heating and thermostat timer controls and doors leading through to kitchen and lounge / diner.

#### **Lounge / Diner**

27' x 12' 4" ( 8.23m x 3.76m )

This large open plan reception room caters for both lounge and dining room, having a large window seat to front and an original open fireplace with tiled surround and hearth. Cable and phone connections, full width aluminium sliding doors leading onto presscrete patio and drystone walled surround.

#### Kitchen

8' 9" plus recess x 8' ( 2.67m plus recess x 2.44m ) The kitchen is fully fitted with a range of wall and base cabinets and drawers finished with work tops and a stainless steel sink, space for cooker and washing machine with plumbing if required, window overlooking the rear garden, tiled flooring and splashbacks.

#### Landing

Having a window to side aspect, loft hatch, access to three bedrooms, bathroom and separate WC plus airing cupboard fitted with shelving.

#### **Bedroom 1**

11' 6" x 11' (3.51m x 3.35m)

large window to rear outlooking the garden, a built in double wardrobe with storage units above.

#### **Bedroom 2**

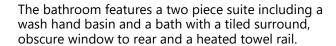
11' x 10' 11" ( 3.35m x 3.33m )

window to front aspect, phone point and built in double wardrobe with storage units above.

#### **Bedroom 3**

9' x 7' 5" ( 2.74m x 2.26m ) Window to front aspect, radiator

#### **Bathroom**



#### **Separate Wc**

Fitted with a wc and an obscure window to side.





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# Welbeck Road, Radcliffe-On-Trent Nottingham

- SEMI-DETACHED HOUSE
- LARGE LOUNGE/ DINER
- THREE GOOD SIZED BEDROOMS
- FRONT AND REAR GARDENS
- HIGHLY DESIRED LOCATION

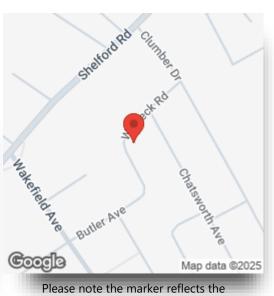
Tenure: Freehold EPC Rating: D

# £265,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBF103460



Property Ref: WBF103460 - 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 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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