



**Welbeck Road, Radcliffe-On-Trent Nottingham NG12 1DH**

**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**

The bathroom features a two piece suite including a wash hand basin and a bath with a tiled surround, obscure window to rear and a heated towel rail.

### **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



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBF103460 - 0004

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