



Butler Avenue, Radcliffe-On-Trent Nottingham NG12 1BU

welcome to

Butler Avenue, Radcliffe-On-Trent Nottingham

William H Brown is delighted to offer home buyers this great opportunity to purchase this three-bedroom semi-detached home located in the fantastic residential area of Radcliffe-on-Trent. The home would be an ideal purchase for families and first-time buyers alike. CALL US TODAY TO BOOK YOUR VIEWING



Living Room

22' 10" Max x 11' 10" (6.96m Max x 3.61m)
wall mounted radiator, TV point, double glazed window to the front aspect.

Kitchen/Diner

22' 4" x 8' 10" (6.81m x 2.69m)
fitted kitchen equipped with a range of wall and base cupboards, and drawer units, roll top work surfaces, Belfast sink with mixer tap and drainer, tiled splashback surrounds, rangemaster cooker with overhead extractor hood, American style fridge freezer and dishwasher, new boiler, double glazed window to the rear aspect and door to conservatory.

Conservatory

22' 2" x 15' 11" (6.76m x 4.85m)
Large conservatory with underfloor heated tiled flooring and double glazed French doors providing access to rear garden. The conservatory has a significant large space providing further living accommodation and entertainment area.

Utility Room

Separate utility room with wall mounted radiator, wall and base units and plumbing for washing machine

Cloakroom

Ground floor WC briefly comprising of a two piece suite with pedestal wash hand basin, low level WC.

Bedroom One

12' 3" x 11' 11" (3.73m x 3.63m)
Good size double bedroom with wall mounted radiator, double glazed window to the front aspect.

Bedroom Two

9' 9" x 9' (2.97m x 2.74m)
Double bedroom with wall mounted radiator, double glazed window to the rear aspect

Bedroom Three

8' 8" x 8' 8" (2.64m x 2.64m)
Good size single bedroom with wall mounted

radiator and double glazed window to the front aspect.

External

Externally, to the rear of the property is a good size enclosed garden, well maintained and is mostly laid to lawn with separate decking area space great for entertaining guests and hosting family occasions. To the front is a block paved driveway providing off-street parking for two cars.



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welcome to

Butler Avenue, Radcliffe-On-Trent Nottingham

- THREE-BEDROOM SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS
- LARGE CONSERVATORY
- SPACIOUS REAR GARDEN
- POPULAR RESIDENTIAL DEVELOPMENT

Tenure: Freehold EPC Rating: Awaited

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBF103519 - 0004

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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.



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