









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 offstreet parking for two cars.





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

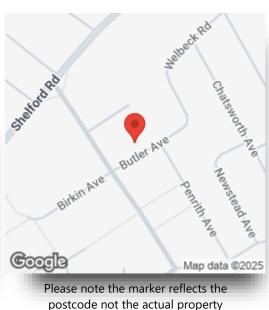
Tenure: Freehold EPC Rating: Awaited

£290,000









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Property Ref: WBF103519 - 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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