



18 Radcliffe Road, West Bridgford, Nottingham, NG2 5FW

£395,000

- Semi-Detached House
- HMO Licensed
- Gas CH & UPVC D/Glazing
- Council Tax - C
- 6 Double Bedrooms
- Seperate Kitchen/Living area
- Large Rear Garden
- EPC Rating - E

18 Radcliffe Road, NG2 5FW

****Calling All Investors****

Tassi are delighted to offer to the market this 6 bed, 3 storey semi detached investment. This traditional HMO semi detached house. Situated in a sought after location, the property is close to a wealth of facilities in West Bridgford, and is within easy reach of Nottingham City Centre and numerous University sites. Ideal student accommodation.

The property provides accommodation arranged over three floors including an entrance porch, entrance hall, lounge, kitchen, cellar, utility area and bedroom to the ground floor, a shower room, bathroom, separate wc and three bedrooms to the first floor, with two further bedrooms to the second floor.

Benefiting from gas central heating and UPVC double glazing, the property boasts many original features and enjoys a large enclosed garden to the rear.

Currently vacant.



Council Tax Band: C



Ground Floor Accommodation

Upvc Entrance Door

Giving access to the:-

Entrance Porch

With an entrance door leading into the:-

Entrance Hallway

Laminate flooring, ceiling rose and ceiling light point, stairs off to the first floor, doors to lounge, kitchen and:-

Bedroom One

Bay window to the front elevation, wood flooring, original fireplace, ceiling rose and ceiling light point, two radiators.

Lounge

Window to the side elevation, radiator, coving, ceiling light point, French doors leading out to the rear garden

Kitchen

Fitted with a range of wall, drawer and base units, roll edge work surfaces, stainless steel sink unit with a mixer tap, electric oven and four ring hob with a stainless steel extractor hood over.

Window to the side elevation, door leading down to the cellar, tiled flooring, door leading out to the garden, open plan to the:-

Utility Area

Fitted with wall and base units, roll edge work surfaces, space and plumbing for a washing machine.

Baxi central heating boiler housed in a cabinet.

First Floor Accommodation

First Floor Landing

First Floor Landing

Radiator, stairs off to the second floor, doors giving access to three bedrooms, the shower room, bathroom and separate wc.

Shower Room

Fitted with a shower cubicle. Radiator, ceiling light point

Bathroom

Fitted with a three piece suite comprising a bath with an electric shower over, a low flush wc, and a wash hand basin. Radiator, tiled flooring.

Separate Wc

Fitted with a low flush wc, and a wash hand basin. Window to the side elevation, tiled flooring.

Bedroom

Window to the rear elevation, ceiling light point, coving, laminate flooring, radiator.

Bedroom Four

Window to the front elevation, ceiling light point, coving, laminate flooring, radiator.

Bedroom Three

Window to the front elevation, ceiling light point, coving, laminate flooring, radiator.

Second Floor Accommodation

Second Floor Landing

Storage cupboard, doors to two bedrooms.

Bedroom One

Velux window, further window to the side elevation, ceiling light point, laminate flooring, radiator.

Bedroom Two

Velux window, ceiling light point, coving, laminate flooring, radiator.

Outside

At the front of the property there is a walled forecourt giving access to the entrance door.

The rear garden is fully enclosed and includes a patio seating area with steps down to the lawn.

Referral Arrangement Note

Tassi Sales & Lettings will refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services. It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

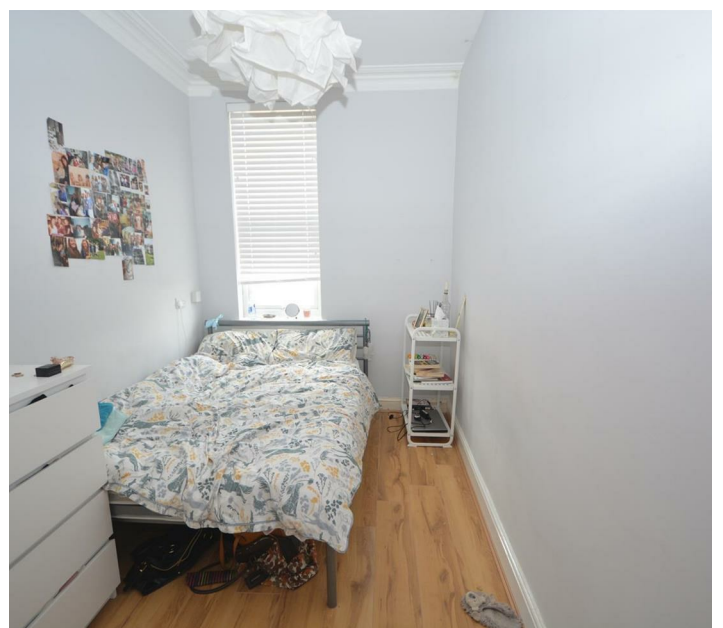
Disclaimer

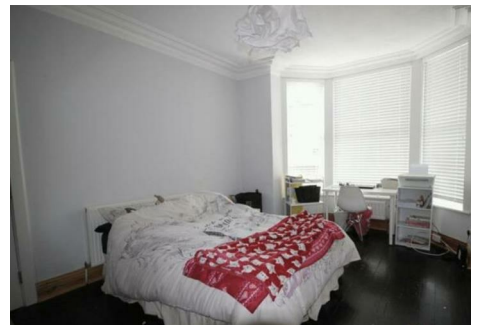
Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters.

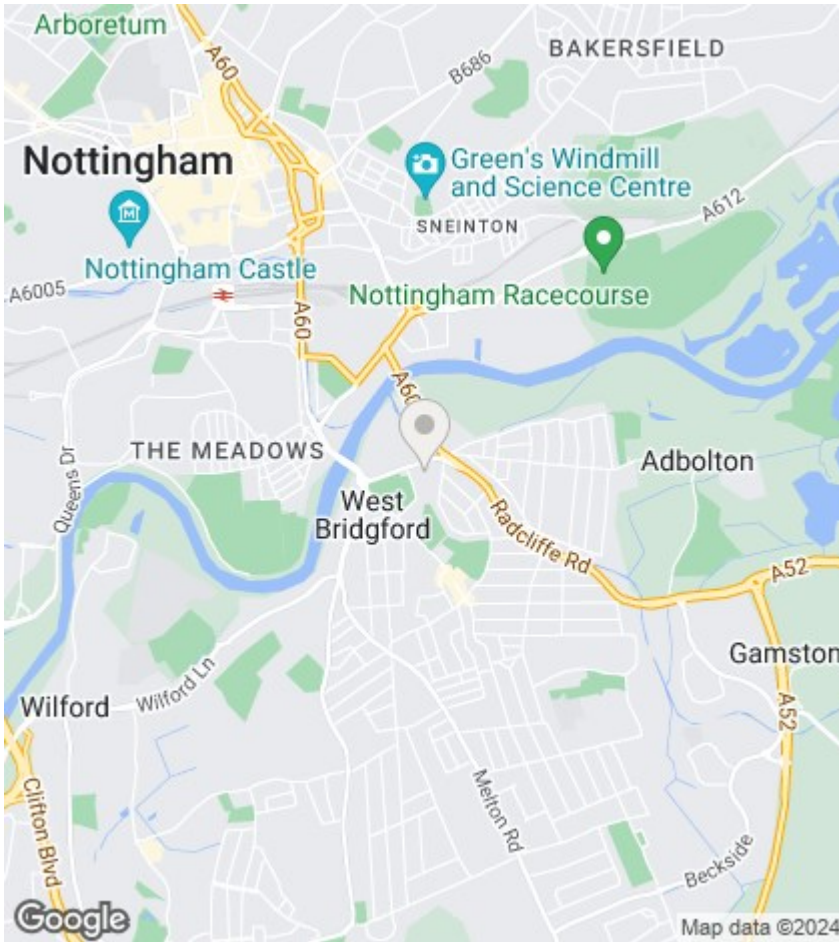
These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.







Directions

Viewings

Viewings by arrangement only. Call 01159 474330 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

