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**121 Radford Boulevard, Nottingham
NG7 3BS**



**Price Guide:
Offers invited around £179,950**

A three /four bedroomed semi detached bay fronted property benefiting from gas fired central heating, situated in an established residential inner city locality of interest to owner occupiers and investors.

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Description & Location:

An excellent opportunity to purchase a freehold, three/four bedroom, semi-detached property situated on Radford Boulevard an established locality of Radford within one mile of the main Nottingham City centre, Radford Boulevard connects the A52 Derby Road to the A610 Alfreton Road, the property benefitting from a full range of amenities close to Radford retail park.

The accommodation comprises ground floor entrance hall, living room and dining room opening to a fitted kitchen, the ground floor with basement off with two bedrooms, bathroom, separate w.c to the first floor and one further bedroom plus boxroom/occasional bedroom to the second floor, all benefitting from gas fired central heating and a small enclosed rear garden.

Accommodation:

Ground Floor:

Open storm porch

Entrance Hall with tiled floor

Living Room [front]: 12'3.66m] extending into bay window **14'6" [4.42m] x 11' [3.35m]**, fireplace, corniced ceiling and radiator

Dining Room: 11'6" x 12'2 [3.5m x 3.71m] small fireplace opening, radiator with direct access to **fitted kitchen 8'10" x 10'10" [2.69m x 3.3m]**, fitted with a range of wall and base cabinets, work surfaces, sink unit, double glazed window, access to basement and door to rear garden

First Floor Landing - Radiator

Bedroom 1 [front]: 14'6" x 12'2" [4.42m x 3.71m], bay window, radiator

Bedroom 2 : 12'6" x 8'9" [3.81m x 2.67m], radiator

Bathroom: White suite comprising panelled bath, shower, wash handbasin, airing cupboard housing Baxi combination gas boiler, radiator, separate low flush w.c

Second Floor Landing: Skylight

Bedroom 3 [front]: 13'10" x 8'4" [4.21m x 2.54m], radiator

Boxroom/Occasional Bedroom: 7'11" x 8'4" minimum 9'2" maximum, [2.41m x 2.54m minimum 2.79m maximum], radiator

Outside:

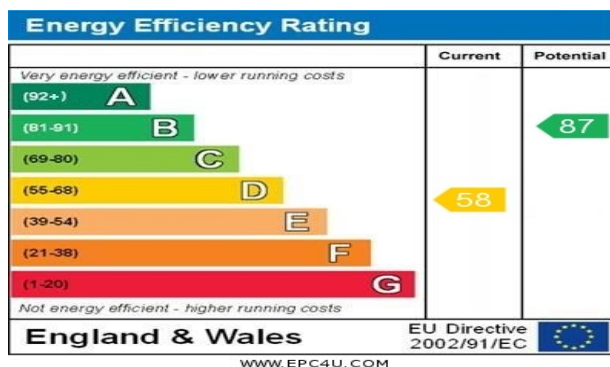
Enclosed rear yard area.

Asking Price

Price offers invited around **£179,950** with freehold interest.

Energy Performance Certificate

Below is the graph relating to this property. Should you require further information please do not hesitate to contact this office.



Council Tax Band B current charges £1,967.54 2024/25
Rating Authority Nottingham City Council

NB: This property forms part of Nottingham City Council Selective Licence Scheme.

Viewing:

Strictly by appointment with the agents` Nottingham sales department and will be accompanied at a time convenient to the current occupier.



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 will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers.