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**47 Osborne Street, Radford,  
Nottingham NG7 5LY**



**Price Guide: £130,000**

**A traditional bay fronted terraced house with 3  
bedrooms suitable for investment or owner  
occupation.**

**28-30 Pelham Street, Nottingham NG1 2EG**

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### Directional note

The property can be reached by travelling north west out of Nottingham City Centre along the A610 Alfreton Road and before the traffic junction with Radford Boulevard and Gregory Boulevard take a left turning into Wallan Street which leads into Osbourne Street, the property situated on the left-hand side.

### Description

A traditional Bay fronted centre terraced house providing 3-bedroom accommodation over 2 floors having the benefit of gas fired central heating and double glazing.

Osbourne Street forms part of old established predominantly residential locality having easy access to Nottingham City Centre and the Ring Road with frequent public transport services close by.

The property would be suitable for investment purposes or owner occupation.

### Accommodation

#### **Ground Floor**

**Entrance Hall,**

**Front Living Room** – 4.22m into bay x 2.44m

**Rear Living Room** – 3.61m x 3.61m, staircase off leading to first floor.

**Kitchen** 3.02m x 2.12m fitted with a range of wall cupboards and base units incorporating stainless steel sink, gas fired combination boiler.

**Rear Lobby** leading to

**Bathroom** with panelled bath, pedestal washbasin and low flush w/c

#### **First floor**

**Bedroom 1** 3.63m x 3.02m

**Bedroom 2** 3.48m x 3.05m

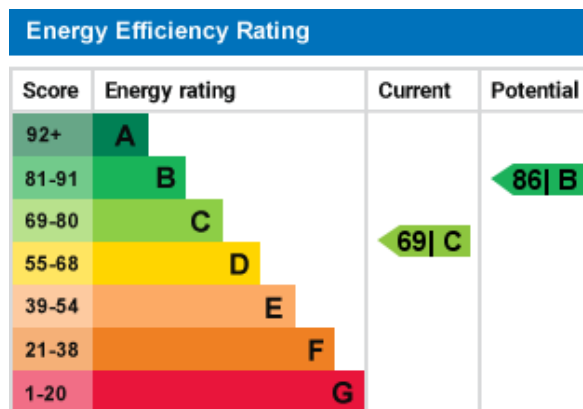
**Bedroom 3** 3.12m x 2.13m

#### **Outside**

The property is set back from the pavement behind a shallow forecourt, at the rear is an enclosed yard

### 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:

The property is in Band A and the current charge is £ 1,686.46 for 2024/2025 Nottingham City Council

### Viewing:

Strictly by appointment through the Nottingham Office Tel: 0115 9586586

email: [tanners@tannersproperties.co.uk](mailto:tanners@tannersproperties.co.uk)



Note: These details are for guidance only.

All measurements are approximate and none of the appliances or services have been tested. These particulars do not form part of an offer or contract nor may they be regarded as representations. All interested parties must verify their accuracy.