

# Queens Road

Radcliffe-on-Trent  
Nottingham  
NG12 1DL

**Guide Price £220,000**



Click for further information:-



Location



Gallery



Video



Contact



0115 841 1155



- Three bedrooms
- Kitchen/breakfast room
- Utility
- Large living room
- Rear garden
- Driveway
- No Onward Chain!
- EPC - Band E
- Council tax - Band A
- Tenure - Freehold

0115 841 1155



Queens Road, Radcliffe-on-Trent, Nottingham, NG12 1DL

## Key Features

FHP Living are delighted to offer to the market, this well-presented 3-bedroom terraced house offering a comfortable and stylish living space, perfect for families or first-time buyers.

Located in the desirable village of Radcliffe-on-Trent, the property is conveniently situated close to local amenities, including schools, shops, and transport links, making it a fantastic family home.



The property provides a bright and spacious living environment and comprises entrance hallway, large living room with a double aspect, kitchen breakfast room and large utility area giving access to both the front and back of the house. To the first floor are three bedrooms and a family bathroom.



Outside to the front is a gravelled driveway, to the rear the property boasts a private, low-maintenance garden.

0115 841 1155



Queens Road, Radcliffe-on-Trent, Nottingham, NG12 1DL



### Ground Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



### First Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



**Total area: approx. 86.4 sq. metres (929.8 sq. feet)**



0115 841 1155



Location



Gallery



Video



Contact

Queens Road, Radcliffe-on-Trent, Nottingham, NG12 1DL



## Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

These sales particulars have been prepared by FHP Living on the instruction of the vendor. 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 FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living 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 FHP Living instructing solicitors in the purchase or the sale of a property.