

# For Sale



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Forster Street,  
Radford, Nottingham

**Price:** £120,000



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### Information

NO UPWARD CHAIN.... This traditional three bedroom mid-terrace is ready for you to call home. Coming to market chain-free, the house is set over three floors and has two good sized double bedrooms plus a smaller single that would be suitable as a home office or nursery room. There are two reception rooms, a good sized bathroom & kitchen.

### Summary of accommodation

- Chain Free
- Two Receptions
- Rear Garden
- EPC Rating D
- Two Double Bedrooms + Study/Nursery
- Gas Central Heating

### Description

#### Living Room

Carpeted. Central heating radiator. Double Glazed window and entrance door to front.

#### Kitchen

A good sized kitchen with fitted wall and floor units and space for a small dining table. Double glazed window to rear. Door leads off to rear garden.

#### Dining Room

Carpeted. Doors lead off to stairs and kitchen. Window to rear. Central heating radiator.

#### Cellar

Houses utility meters and offers potential storage space.

#### Stairs & Landing

Carpeted

#### Bathroom

White bathroom suite inc bath with electric shower over. Vinyl flooring and part-tiled walls. Central heating radiator.

#### Bedroom 1

Carpeted. Central heating radiator. Double Glazed window to front.

#### Bedroom 2

A study or nursery. Carpeted. Central heating radiator. Double Glazed window to rear.

#### Bedroom 3

A spacious top floor room. Central Heating. Dormer window to rear.

### Outside

A low maintenance rear garden with gated access to the rear.

### Disclaimer

These details are produced in good faith with the approval of the vendor/s and are given as a guide only. We have not tested any appliances or systems at this property and cannot verify them to be in working order. These details, descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy, this cannot be guaranteed. Nothing herein contained shall be a warranty or condition and neither the vendor/s or ourselves will be liable to the purchaser in respect of any misrepresentations made at or before the date hereof by the vendor/s, agents or otherwise.

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## Nottingham

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### Ground Floor

Approx. 32.8 sq. metres (353.2 sq. feet)



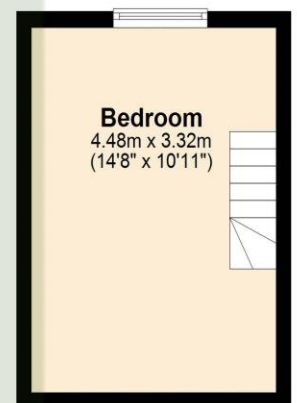
### First Floor

Approx. 25.9 sq. metres (278.7 sq. feet)



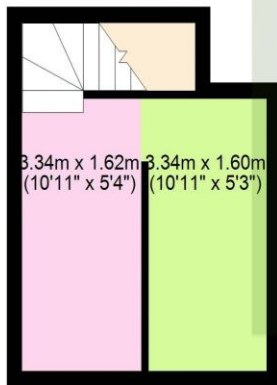
### Second Floor

Approx. 14.9 sq. metres (160.1 sq. feet)



### Basement

Approx. 13.3 sq. metres (142.9 sq. feet)



Total area: approx. 86.9 sq. metres (934.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		