

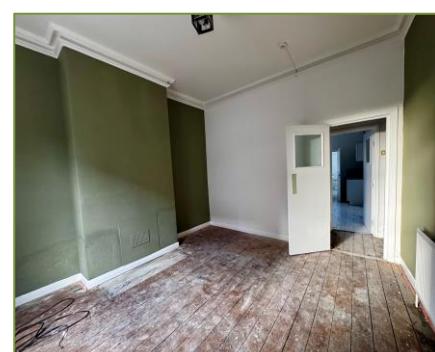
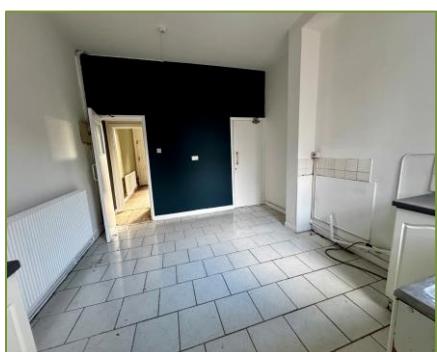
# For Sale



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Hartley Road, Radford

**Price:** £135,000

### Information

NO UPWARD CHAIN.... This spacious three bedroom mid-terrace is ready to call home. Newly decorated, the house comes to market chain-free and ready for new owners to move straight in. The property has three very generous bedrooms, a spacious lounge, and a dining kitchen.

### Summary of accommodation

- Three Double Bedrooms
- Dining Kitchen
- EPC Rating D
- Excellent Public Transport
- Walking Distance to City
- Chain Free
- Rear Garden

### Description

#### Living Room

Stripped wooden floorboards. Freshly decorated. Central heating radiator. Double Glazed window to front.

#### Dining Kitchen

A good sized dining kitchen with fitted wall and floor units. Double glazed window to rear. Doors lead off to cellar and rear lobby.

#### Rear Lobby

Rear exit door to garden. wooden louvered door storage. Door leads through to bathroom.

#### Bathroom

White bathroom suite inc bath with electric shower over. Tiled floor and part-tiled walls. Central heating radiator. Double glazed window.

#### Cellar

#### Stairs & Landing

#### Bedroom 1

Stripped wooden floorboards. Freshly decorated. Central heating radiator. Double Glazed window to front.

#### Bedroom 2

Stripped wooden floorboards. Freshly decorated. Central heating radiator. Double Glazed window to rear. Airing cupboard.

### Stairs and Landing to Top Floor

#### Bedroom 3

Stripped wooden floorboards. Freshly decorated. Central heating radiator. Loft Access. Double Glazed window to front.

#### Outside

A low maintenance rear garden with shared 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.

### Ground Floor

Approx. 40.7 sq. metres (438.6 sq. feet)



### First Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



### Second Floor

Approx. 22.4 sq. metres (241.5 sq. feet)



Total area: approx. 117.8 sq. metres (1268.3 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		