



Hudson Way,
Radcliffe-On-Trent, NG12 2PP



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Radcliffe-On-Trent, NG12 2PP
£249,950**

Offered to the market is this three storey, three bedroom townhouse. Located in a cul-de-sac within the popular town of Radcliffe-on-Trent having accommodation comprising: Entrance Hall, Ground Floor W.C., Utility Room, Ground Floor Bedroom, Open plan Living / Kitchen / Diner to the first floor and two bedrooms, master having en-suite and family bathroom to the second floor. There is an Internal Garage with driveway to the front and enclosed Rear Garden. EPC Rating - C. Council Tax Band - C. Freehold.

Entrance

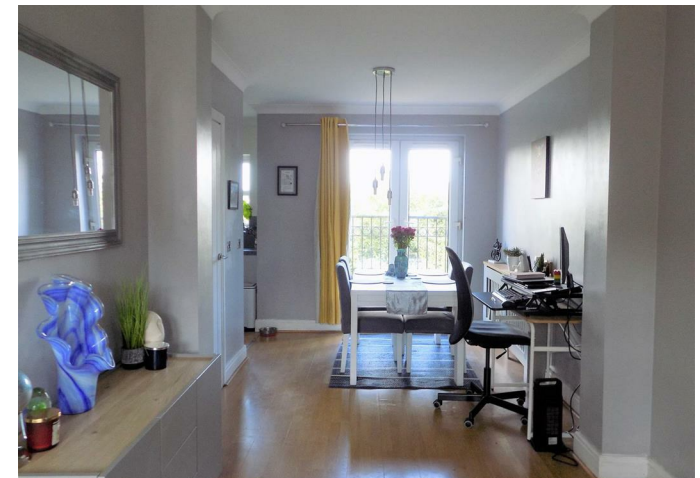
Front door into Entrance Hall.

Entrance Hall

Stairs rising to the first floor with good sized under stairs storage cupboard and doors to the Ground Floor W.C., Utility Room and Ground Floor Bedroom.

W.C.

Fitted with a two piece suite comprising: W.C. and wash basin and uPVC double glazed window to the front elevation.



Utility Room

8'9" x 6'5" (2.69 x 1.97)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, wall mounted gas central heating boiler and door to the Rear Garden.

Ground Floor Bedroom

8'6" x 8'6" (2.61 x 2.60)

UPVC double glazed patio doors leading out to the Rear Garden.

Landing

Stairs rising to the Second Floor and doors to the Open Plan Living / Kitchen / Diner.

Open Plan Living / Kitchen / Diner

A light and bright space ideal for entertaining

Kitchen Area

8'9" x 6'5" (2.69 x 1.97)

Fitted with a go good range of base and wall mounted units with work surface over, built-in electric fan assisted oven and grill, four ring gas hob with extractor fan over, inset sink and drainer, built-in wine racks, fridge freezer and dishwasher and opening to the Living / Dining Area.

Living / Dining Area

26'2" max x 15'3" max (8 max x 4.67 max)

A light and bright primary reception room with uPVC double glazed French doors with Juliet Balcony and window to the front elevation and a further set of uPVC double glazed French doors with Juliet Balcony to the rear elevation and having television point.

Second Floor Landing

Doors to the second floor Bedrooms and Bathroom accommodation.

Master Bedroom

9'1" x 8'9" (2.78 x 2.67)

Two uPVC double glazed windows to the front elevation, built-in wardrobes and door to the En-Suite.

En-Suite

Fitted with a three piece suite comprising: W.C., wash hand basin and shower cubicle.

Bedroom Two

12'0" max x 8'6" max (3.66 max x 2.60 max)

UPVC double glazed window to the rear elevation.

Family Bathroom

9'1" x 6'5" (2.79 x 1.97)

Fitted with a three piece suite comprising: W.C. wash basin and panel bath and double glazed Velux Skylight window.

Garage

16'3" x 8'6" (4.97 x 2.60)

Garage door to the front.

Outside to the Front

There is a driveway providing off street parking.

Rear Garden

There is a patio area leading onto a shaped lawn with timber pedestrian gate to the rear.

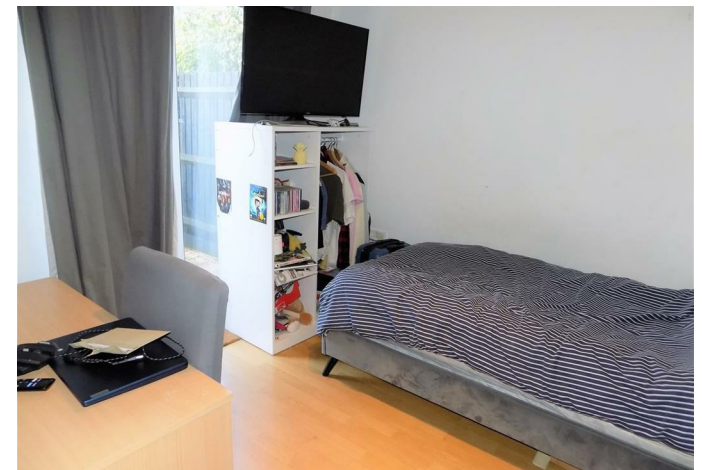
Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea:

<https://check-long-term-flood-risk.service.gov.uk/risk#>



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.

Note

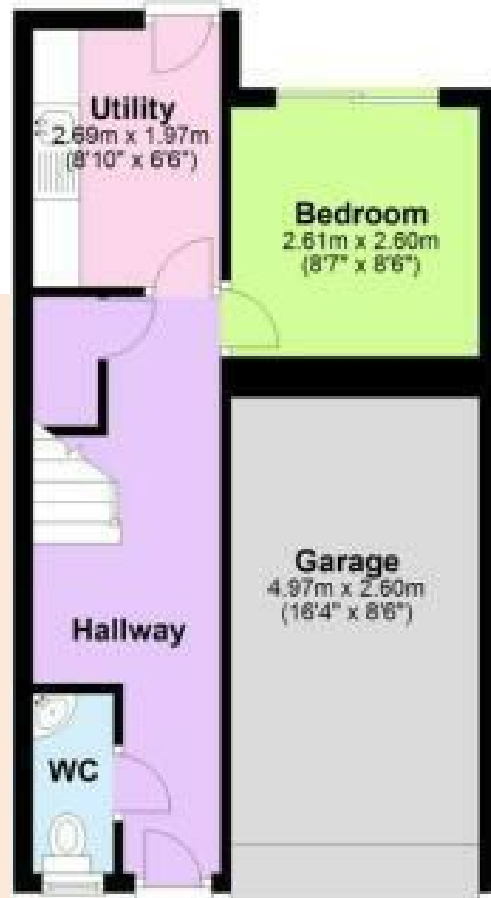
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

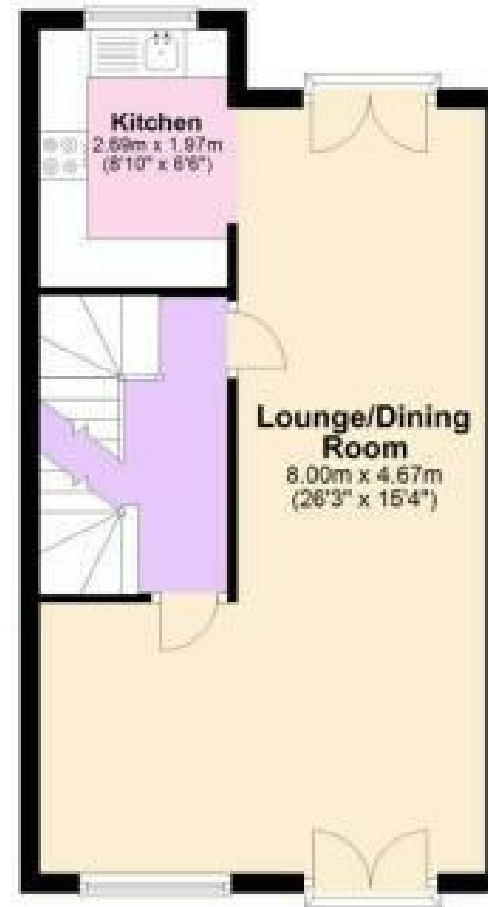


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 39.0 sq. metres (420.0 sq. feet)



First Floor
Approx. 39.0 sq. metres (419.8 sq. feet)



Second Floor
Approx. 39.0 sq. metres (419.8 sq. feet)



Total area: approx. 117.0 sq. metres (1259.5 sq. feet)

