

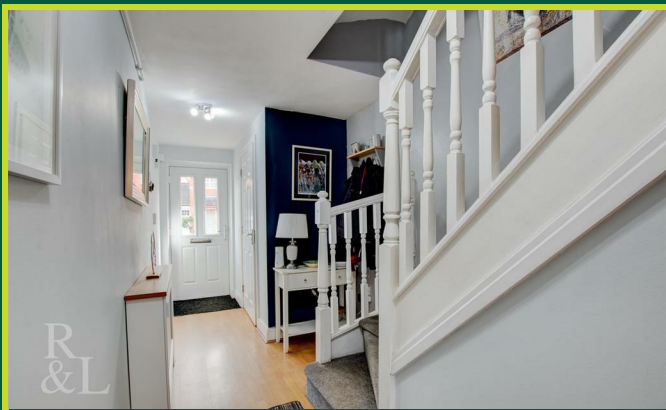


20 Hudson Way

Radcliffe-On-Trent | NG12 2PP | Offers Over £255,000

ROYSTON
& LUND

- Three Storey Townhouse
- Driveway and Garage
- Kitchen and Utility Room
- En-Suite to Main Bedroom
- EPC Rating C - Freehold
- Three Bedrooms
- First Floor Open Plan Living
- Downstairs WC
- Close to Local Amenities
- Council Tax Band C





Royston and Lund are pleased to bring to the market this three storey townhouse in Radcliffe on Trent. The village is home to several schools, including primary and secondary schools, making it an attractive place for families with children. Radcliffe on Trent is a picturesque village situated along the banks of the River Trent and benefits from a wide range of local amenities at its heart, including shops, restaurants, pubs, coffee shops and supermarkets.



Entering into the hallway that benefits from downstairs WC and built in storage, there is access to the ground floor bedroom, utility room and stairs to the first floor. To the first floor there is a generous L-shaped lounge diner that spans the full length of the property with Juliette balconies to the front and rear, as well as an opening into the fitted kitchen that benefits from an integrated oven, hob, extractor fan, fridge, freezer and a dishwasher.

To the second floor there are two further double bedrooms and a three piece bathroom consisting of a bath, WC and wash basin. The main bedroom also benefits from a built in wardrobes and an en-suite shower room. Towards the front of the property there is a driveway and an integral garage. Towards the rear there is an enclosed garden with a patio area, lawn and fenced boundaries.

These particulars, whilst believed to be accurate and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

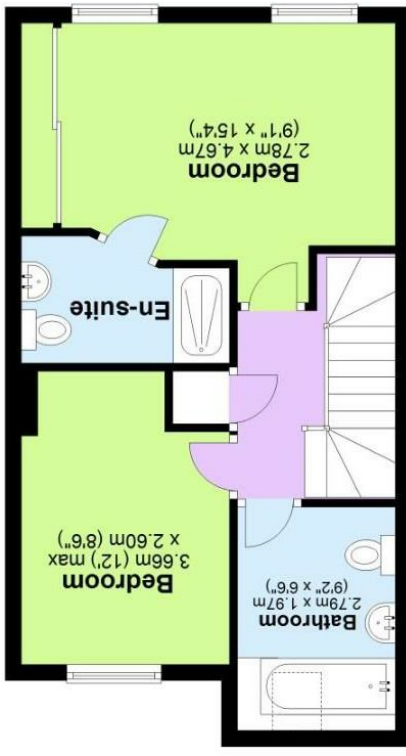
Total area: approx. 117.0 sq. metres (1259.5 sq. feet)



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)



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
77	87		

EPC

