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Property Experts

Widdrington Road
Radford CV1 4DY

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* 2 BEDROOM TERRACE * WITHIN WALKING DISTANCE OF CITY CENTRE * OCCUPIED BY THE FAMILY FOR OVER 80 YEAR !! * GAS CH & DOUBLE GLAZED * VIEWING RECOMMENDED WITH NO UPWARD CHAIN

Nestled on Widdrington Road, this two-bedroom terraced house presents an excellent opportunity for both first-time buyers and investors alike. Having been occupied by the same family for over 80 years, this property carries a sense of history and warmth that is hard to find.

The house features two inviting reception rooms, perfect for family gatherings or quiet evenings in. The kitchen is equipped with an electric cooker, and fridge/ freezer providing a functional space for culinary endeavours. The property benefits from gas central heating, ensuring a warm and comfortable environment throughout the colder months and double glazed windows.

With two well-proportioned bedrooms, this home offers ample space for relaxation and rest. The bathroom has a champagne coloured suite and shower, catering to the needs of a small family or couple.

One of the standout features of this property is that it comes with no upward chain, allowing for a smooth and hassle-free purchase process. This is an ideal opportunity for those looking to settle in with easy access to local amenities and transport links.

In summary, this delightful terraced house on Widdrington Road is a rare find, combining character, comfort, and convenience. Whether you are looking to make it your own or seeking a solid investment, this property is well worth a visit.









Dimensions

FRONT RECEPTION LOUNGE

3.52 x 3.44

REAR RECEPTION DINING/ SITTING ROOM

3.56 x 3.52

KITCHEN WITH APPLIANCES

2.81 x 1.97

LANDING

BEDROOM ONE WITH FULL LENGTH BUILT IN WARDROBES

3.52 x 3.48

BEDROOM TWO

3.58 x 2.64

TILED BATHROOM WITH CHAMPAGNE SUITE & SHOWER

1.97 x 1.65

FRONT & REAR GARDENS

NO UPWARD CHAIN

Floor Plan

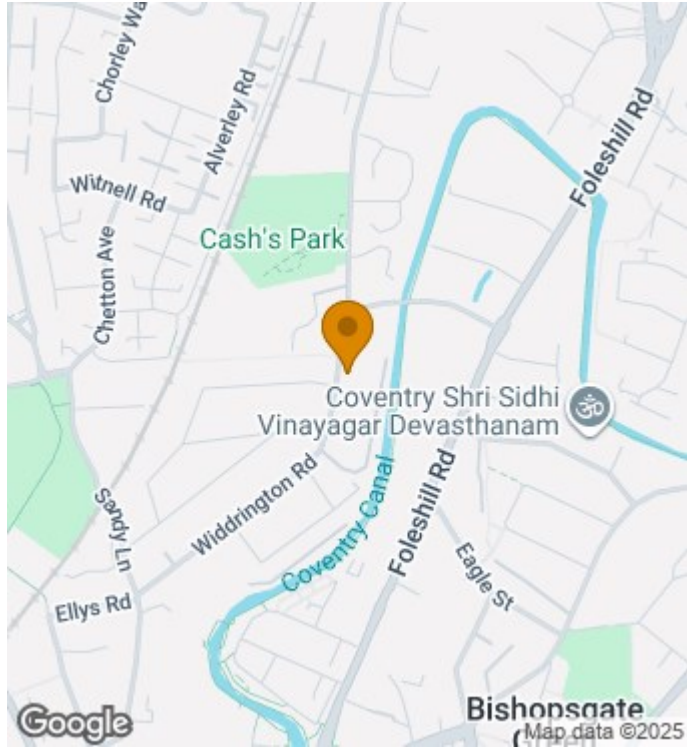


Internal Area 57.68 square metres / 621 square feet



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Location Map



Total area: 621.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

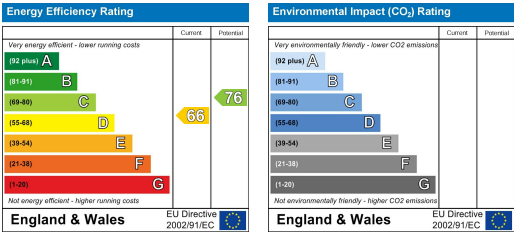
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

EPC



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