

# HoldenCopley

PREPARE TO BE MOVED

Wordsworth Road, Radford, Nottinghamshire NG7 5QU

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£150,000

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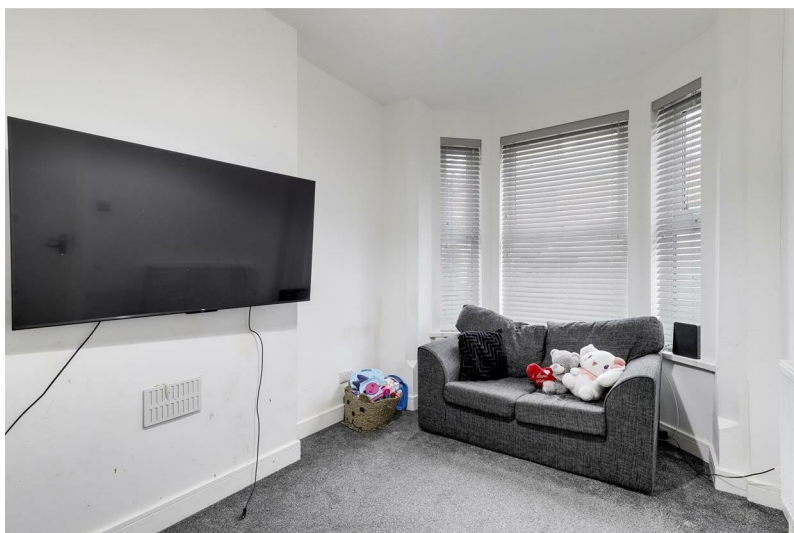


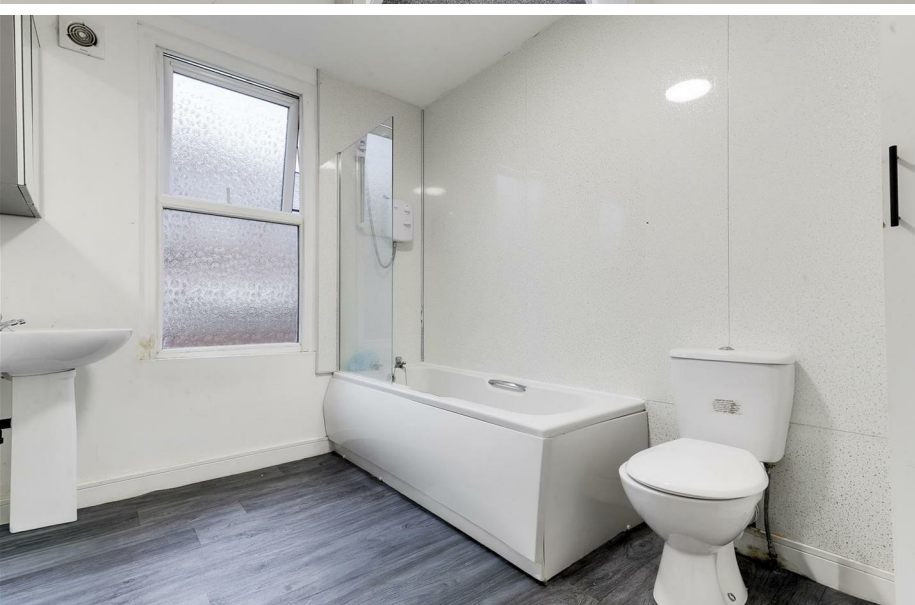


## NO UPWARD CHAIN...

Nestled in a highly convenient and well regarded location, this mid terraced property offers excellent access to a wide range of local amenities and strong transport links, including nearby tram services. The City Centre, Universities and the QMC are all easily accessible, making the position particularly appealing. The property is offered for sale with a tenant in situ, presenting an attractive opportunity for investors seeking a readymade rental investment. The accommodation is arranged over two floors. To the ground floor, there is an entrance hallway leading through to a spacious living room featuring a bay window, providing plenty of natural light. The living room flows through to a separate dining room, which in turn gives access to the fitted kitchen. From the kitchen there is also access down to the cellar, offering useful additional storage space. To the first floor, the landing leads to two well-proportioned bedrooms, along with a three piece bathroom suite. Externally, the property benefits from direct kerbside access to the front. To the rear, there is a low maintenance enclosed garden, complete with gated access, ideal for ease of upkeep and practicality.

MUST BE VIEWED





- Mid Terraced House
- Two Bedrooms
- Two Reception Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Cellar
- Tenant In Situ
- Enclosed Rear Garden
- Excellent Transport links
- Must Be Viewed











GROUND FLOOR

Hallway

11'8" x 3'1" (3.57 x 0.94)

The hallway has carpeted flooring, a radiator, and a UPVC door providing access into the accommodation.

Living Room

13'10" x 8'5" (4.24 x 2.57)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TTV point, and carpeted flooring.

Dining Room

12'2" x 11'11" (3.72 x 3.64)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Kitchen

9'10" x 7'7" (3.01 x 2.32)

The kitchen has fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, space and plumbing for a washing machine, tiled splashback, tiled flooring, a UPVC double glazed window to the side elevation, and a UPVC door opening to the rear garden.

BASEMENT

Cellar

The cellar has ample storage

FIRST FLOOR

Landing

15'4" x 2'9" (4.68 x 0.86)

The landing has carpeted flooring, a radiator, access into the loft, and access to the first floor accommodation.

Master Bedroom

11'11" x 11'8" (3.64 x 3.58)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

12'3" x 9'1" (3.74 x 2.77)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bathroom

9'10" x 7'1" (3.01 x 2.17)

The bathroom has a UPVC double glazed obscure window, a low level flush W/C, a pedestal wash basin, a panelled

bath with a wall-mounted electric shower and shower screen, a radiator, an extractor fan, water proof boarding to the walls, and wood-effect flooring.

OUTSIDE

Front

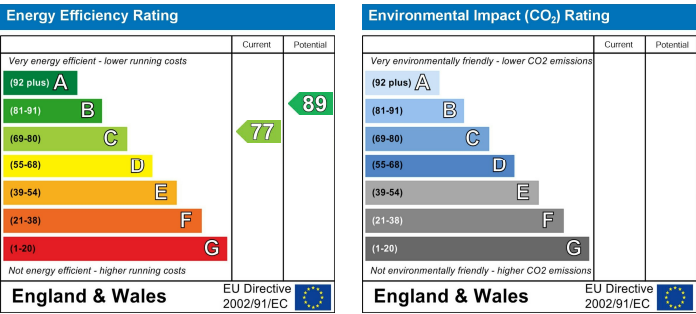
To the front of the property is direct kerb access.

Rear

To the rear of the property is a low-maintenance rear garden, and gated access.

ADDITIONAL INFORMATION

DISCLAIMER



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**This floorplan is for illustrative purposes only.**

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