



Grantham Road, Radcliffe-On-Trent Nottingham NG12 2HA

welcome to

Grantham Road, Radcliffe-On-Trent Nottingham

William h Brown have pleasure in offering this substantial three-bedroom detached bungalow, situated on an excellent sized plot in the highly desired village of Radcliffe-on-Trent! BACK ON THE MARKET!



Entrance Hallway

Door to front aspect, doors to:

Cloakroom

WC, wash hand basin, radiator, boiler

Living Room

19' x 12' (5.79m x 3.66m)

Gas fireplace, two radiators, two windows to side aspect, bay window to front

Kitchen

11' 10" x 9' 4" (3.61m x 2.84m)

Fitted with wall and base units, electric oven and ceramic hob, single bowl sink, door to utility room

Utility Room

8' 10" x 7' 2" (2.69m x 2.18m)

Plumbing for washing machine, window to rear and side aspect

Bedroom One

12' 8" x 11' 6" plus bay window (3.86m x 3.51m plus bay window)

built in wardrobe, radiator

Bedroom Two

15' 9" x 9' 10" (4.80m x 3.00m)

built in wardrobe, windows to side and rear aspect

Bedroom Three / Dining Room

12' 8" x 9' 10" (3.86m x 3.00m)

radiator, door to living room

Bathroom

WC, wash hand basin, shower cubicle, heated towel rail, tiled floor and splashbacks

External

A large driveway providing parking for numerous vehicles leads to a single garage. The rear garden is fully enclosed and predominantly laid to lawn, with a paved patio area, greenhouse and shed, and side access gate



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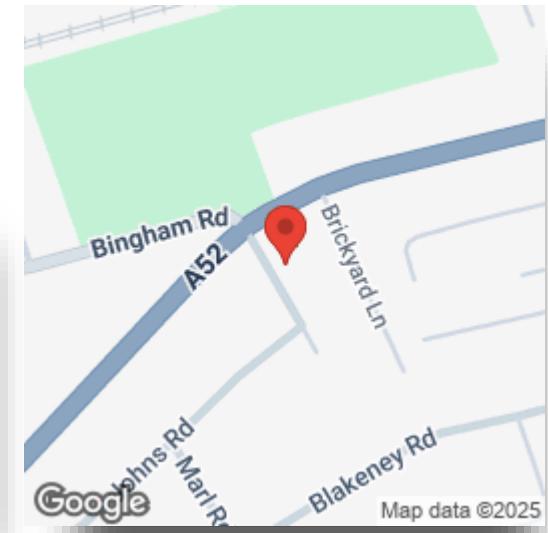
- THREE-BEDROOM DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- KITCHEN AND UTILITY ROOM
- GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£260,000



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1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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