Robert Ellis

look no further...

Radford Bridge Road,
, Nottingham
NG8 1NA

£199,950 Freehold

0115 922 0888

/robertellisestateagent

@robertellisea

Located on Radford Bridge Road this charming house presents an excellent opportunity for both families and professionals alike. With a well-thought-out layout, the property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The residence features three comfortable bedrooms, providing ample space for relaxation and rest. The bathroom is conveniently located, ensuring ease of access for all occupants.

One of the standout features of this property is the parking space available, a rare find in urban settings, offering both convenience and peace of mind.

Additionally, the absence of a chain means that you can move in without delay, making this home an attractive option for those looking to settle in quickly.

With its prime location and thoughtful design, this house on Radford Bridge Road is a wonderful place to call home. Don't miss the chance to make it yours.

Entrance Porch
With sliding door with flanking windows and a further front door to the entrance hall.

Entrance Hall
With stairs leading to the first floor, built-in storage cupboard, and door to the lounge.

Lounge
13'4" x 12'5" (4.07m x 3.81m)
A carpeted reception room with double glazed window to the front, gas fire and sliding door to the kitchen.

Kitchen
12'4" x 7'11" (3.78m x 2.43m)
With a range of wall, base and drawer units, work surfaces, sink with drainer, laminate flooring, space for a cooker and fridge, tiled splashbacks radiator, large pantry cupboard, door and window to the sun room.

Sun Room
11'1" x 6'8" (3.4m x 2.05m)
Laminate flooring, radiator, double glazed sliding patio doors to the rear and door to the lean to.

First Floor Landing
UPVC double glazed window to the side, loft hatch and doors to the bathroom and two bedrooms.

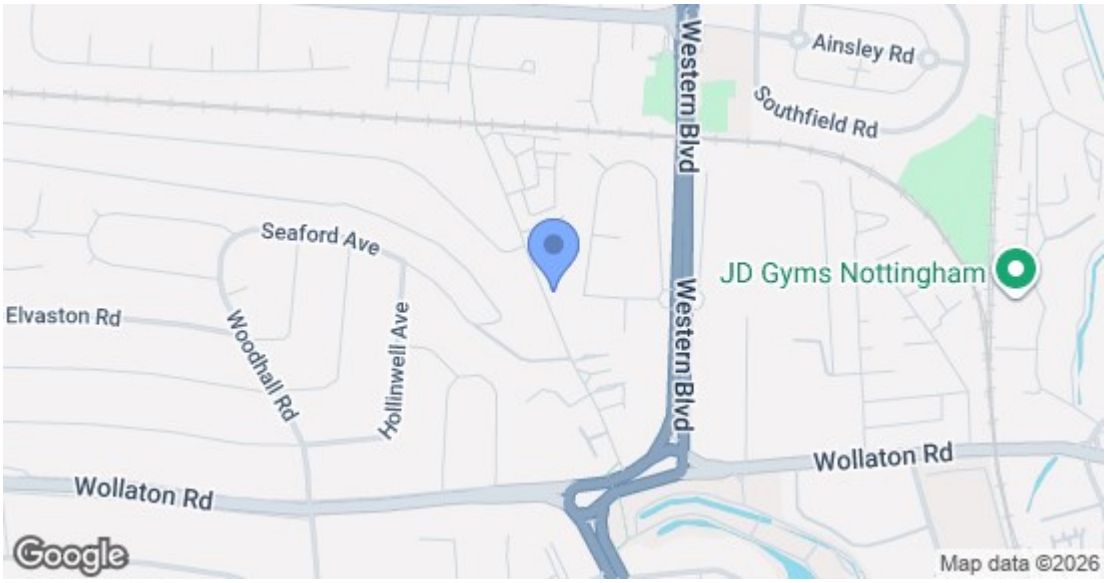
Bedroom One
15'10" x 12'5" (4.84m x 3.8m)
A carpeted double bedroom with built-in wardrobes, two UPVC double glazed window to the front, and radiator.

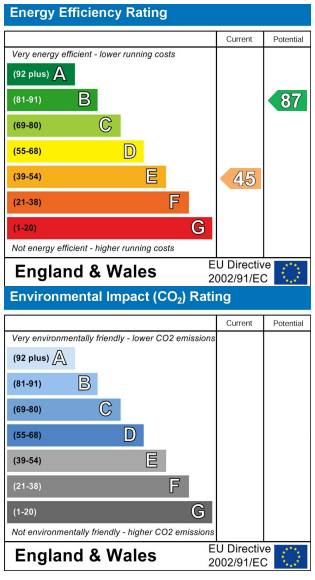
Bedroom Two
9'6" x 8'11" (2.9m x 2.74m)
A carpeted bedroom with UPVC double glazed window to the rear, radiator and useful storage.

Bathroom
Incorporating a three-piece suite comprising panelled bath with electric shower over, pedestal wash-hand basin, WC, tiled splashbacks, UPVC double glazed window to the side and radiator.

Lean to
With door and window to side and a door to the boiler room housing the new combination boiler.

Outside
To front of the property you will find a concrete driveway, a mature garden with a range of shrubs and gated side access leading to the enclosed rear garden which includes a paved patio overlooking the lawn beyond, mature shrubs and a detached single garage with up and over door to the front and pedestrian door to the side.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888