

Radford Bridge Road,  
Wollaton, Nottingham  
NG8 1NA

**£240,000 Freehold**



A well proportioned three bedroom mid terrace property within close proximity to Nottingham City Centre.

Positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links, this delightful property would be considered the ideal opportunity for a large variety of buyers including first time purchasers, young professionals or anyone looking to add to a buy to let portfolio.

In brief the internal accommodation comprises; entrance hall, open plan living and dining room, kitchen, Conservatory and downstairs WC to the ground floor. Then rising to the first floor are three well proportioned bedrooms and a wet room.

Outside the property to the front is a lawned garden with footpath to the front door. The enclosed rear is paved with raised flowerbeds. The property also comes with an allocated garage.

This surprisingly spacious property is offered to the market with the benefit of no upward chain and an early internal viewing comes highly recommended in order to be fully appreciated.



### Entrance Hall

UPVC double glazed door entrance door, carpet flooring and useful storage cupboard.

### Living Dining Room

21'4" x 14'4" (6.51m x 4.39m )

UPVC double glazed window to the front, carpet flooring, stairs to the first floor, four radiators and UPVC double glazed sliding door to the conservatory.

### Conservatory

8'9" x 7'6" (2.68m x 2.31m )

UPVC construction, carpet flooring, UPVC double glazed windows and door leading to the rear garden.

### Kitchen

Fitted with a range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap, inset gas hob and integrated electric oven. Space and fittings for freestanding appliances to include fridge, freezer, dryer and washing machine. Access to the pantry cupboard and UPVC double glazed windows to the front and rear aspect.

### Downstairs WC

Fitted with a low level WC and wash hand basin.

### First Floor Landing

With stairs rising from the ground floor, carpet flooring and doors leading into wet room, separate WC and three bedrooms.

### Bedroom One

11'7" x 11'6" (3.55m x 3.51m )

UPVC double glazed window to the front, carpet flooring, fitted wardrobes and radiator.

### Bedroom Two

13'8" x 8'7" (4.19m x 2.64m )

UPVC double glazed window to the front, carpet flooring and radiator.

### Bedroom Three

8'4" x 7'8" (2.55m x 2.35m )

UPVC double glazed window to the rear, carpet flooring and storage cupboard housing the boiler.

### Wet Room

Wash hand basin and mains powered shower, fully tiled walls and UPVC double glazed window to the rear aspect.

### Separate WC

Low flush WC and UPVC double glazed windows to the rear aspect.

### Outside

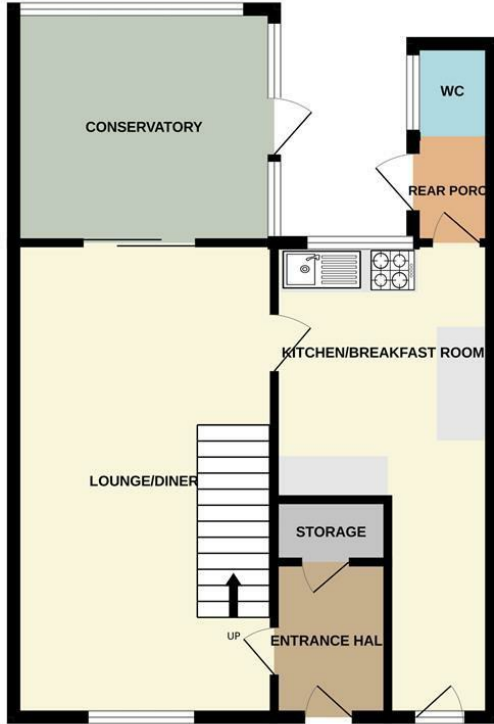
Lawned garden to the front with paved footpath to the front door. The rear garden is enclosed and paved meaning it is low maintenance, with raised flower beds and fenced boundaries.

### Garage

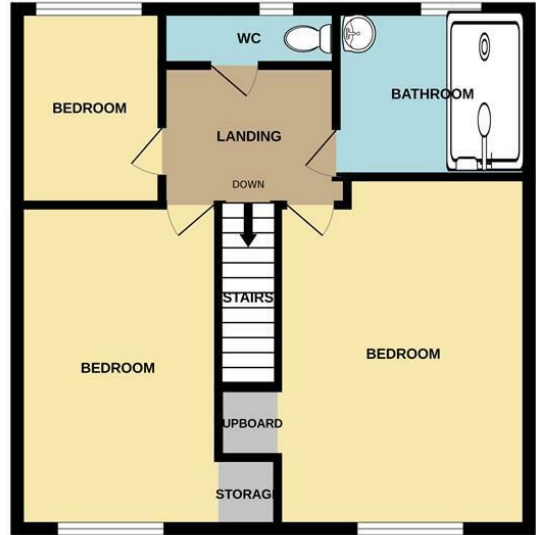
Up and over garage door



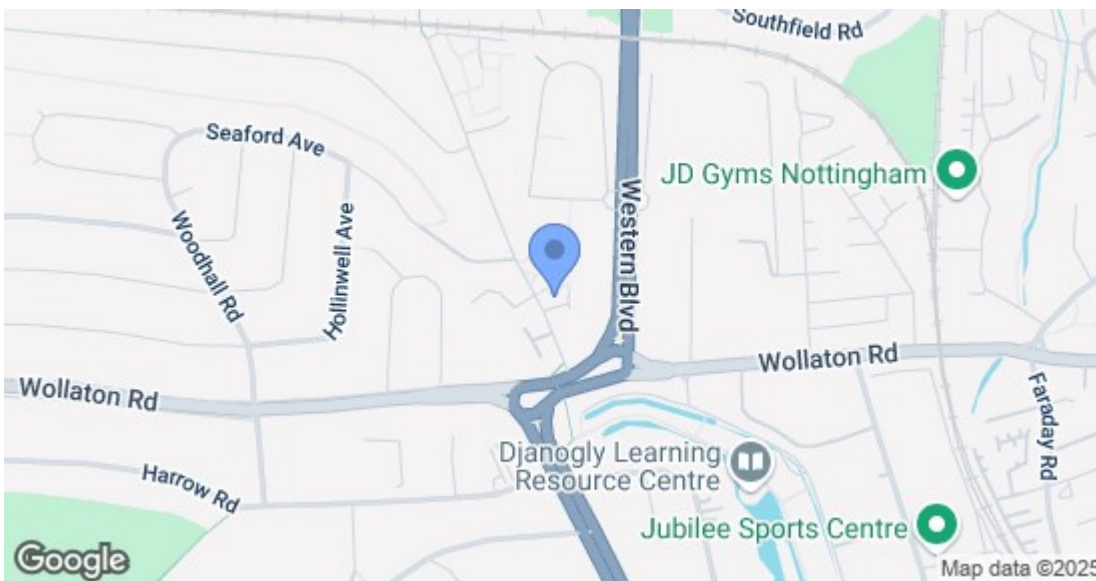
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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