



12 Radcliffe Road | West Bridgford | Nottinghamshire | NG2 5FW

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This attractive semi detached property has been converted to provide an exciting investment opportunity in a sought after location. Situated close to a wealth of facilities in West Bridgford, the property is also within easy reach of Nottingham City Centre and numerous University sites.

The accommodation is divided across three storeys and comprises; a living room, kitchen, utility room, bathroom, two shower rooms, separate toilet and eight good size bedrooms.

Situated in the sought after South Nottinghamshire suburb of West Bridgford, the property is within walking distance of excellent facilities including highly regarded primary and secondary schools, shops, restaurants and parks, and of transport networks by road and tram, to the city centre.

Viewing highly recommended.

GUIDE PRICE £400,000



Location

The property is situated on Radcliffe Road, West Bridgford. Close to it's junction with Edward Road.

Within walking distance of excellent local transport links, the property is situated within easy reach of the National Water Sports Centre at Holme Pierrepont, historic Trent Bridge cricket ground, plus the home grounds of both Nottingham Forest and Notts County football clubs.

ACCOMMODATION

ENTRANCE DOOR giving access to the ENTRANCE PORCH, with a further ENTRANCE DOOR leading into the ENTRANCE HALL:-

GROUND FLOOR ACCOMMODATION

Giving access to the following rooms:-

Bedroom One 16'6" x 12'4"

Living Room 12'5" x 10'8"

Fitted Kitchen 13'11" x 11'8"

Utility Room 11'8" x 9'7"

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING giving access to the following four bedrooms, plus TWO SHOWER ROOMS (one also with a wash hand basin and wc), and a further SEPARATE WC:-

Bedroom Two 11'7" x 9'7"

Bedroom Three 14'8" x 10'9"

Bedroom Four 12'11" x 9'7"

Bedroom Five 12'11" x 7'9"

SECOND FLOOR ACCOMMODATION

SECOND FLOOR LANDING giving access to three further bedrooms:-

Bedroom Six 20'10" x 11'7"

Bedroom Seven 14'6" x 10'8"

Bedroom Eight 17'3" x 12'11"

OUTSIDE

To the front of the property there is gated access to a courtyard garden which leads in turn to the rear garden and to the entrance door.

The enclosed rear garden includes a large patio area with steps down to a lawn.

CURRENTLY LET

Currently let until June 2020, the freehold property produces an income in the region of £34,000 per annum, with rooms let at £85 per room per week. For further information, please contact the selling agent. Interested parties should note that the vendors are selling both 12 & 14 Radcliffe Road. Should the two properties be purchased together, an offer of around £800,000 may be considered

Please Note

The vendor of this property has a connection with Thomas James Estate Agents. This should have no bearing on the sale of the property and should cause no concern to prospective purchasers.

Disclaimer Notes

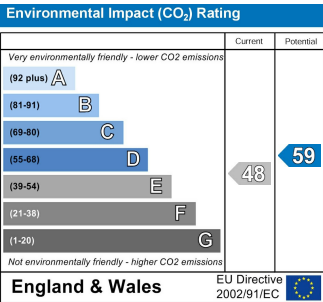
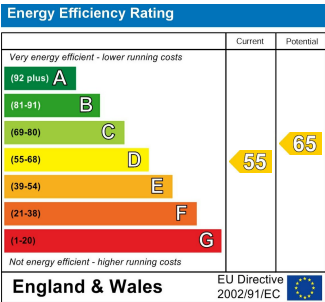
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Money Laundering

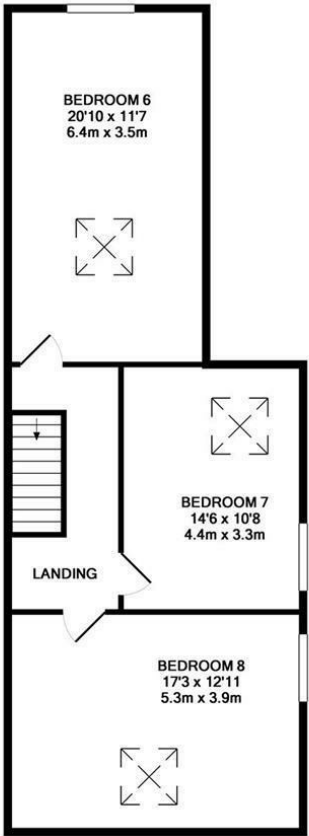
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GROUND FLOOR
APPROX. FLOOR
AREA 727 SQ. FT.
(67.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 716 SQ. FT.
(66.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 716 SQ. FT.
(66.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2159 SQ.FT. (200.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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