



14 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 over three storeys comprises; a living room, fitted kitchen, nine good size bedrooms, a bathroom, shower room, and separate toilet.

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 £425,000



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 15'2" x 12'3"

Bedroom Two 13'8" x 11'

Living Room 12'10" x 11'7"

Fitted Kitchen 11'7" x 9'

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING giving access to the following bedrooms, plus a fitted BATHROOM, a SEPARATE SHOWER ROOM and an ADDITIONAL WC.:-

Bedroom Three 11'7" x 9'

Bedroom Four 13'9" x 11'

Bedroom Five 13'1" x 12'2"

Bedroom Six 13'1" x 6'4"

SECOND FLOOR ACCOMMODATION

SECOND FLOOR LANDING giving access to the following bedrooms:-

Bedroom Seven 21'9" x 11'7"

Bedroom Eight 13'1" x 10'11"

Bedroom Nine 17'4" x 10'2"

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 £39,000 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

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor.

Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good

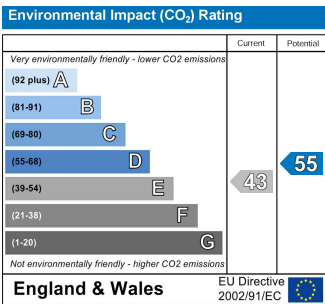
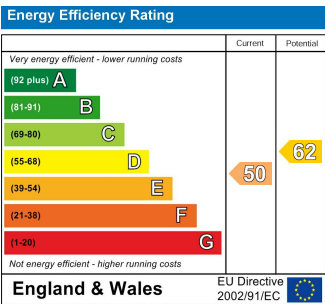


faith and are not intended to form part of a contract.

Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



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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