

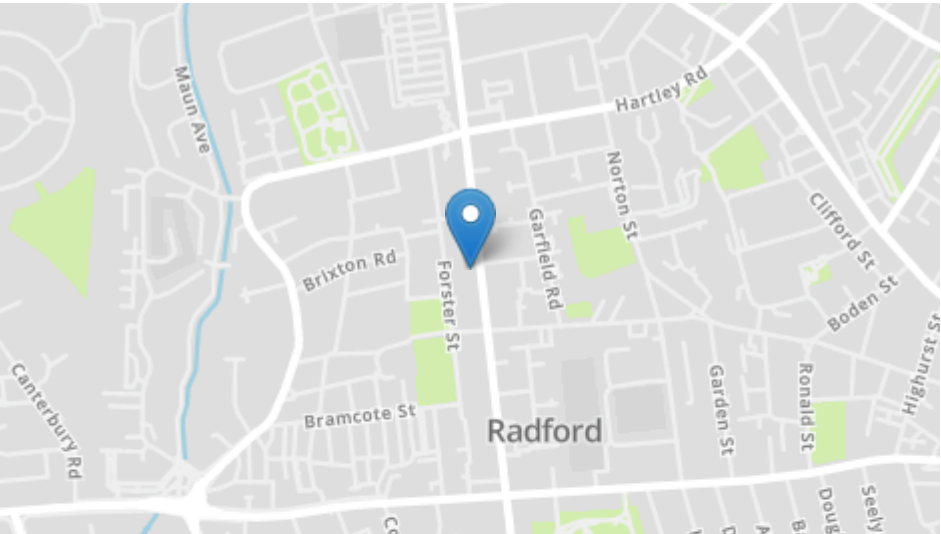
Radford Boulevard, NG7 3BS

£210,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	82
England, Scotland & Wales	EU Directive 2002/91/EC	



- 3 Storey Victorian Semi Detached House
- 4 Bedrooms
- 2 Reception Rooms
- 1st Floor Bathroom & Separate WC
- Low Maintenance Rear Garden
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Ease of Access to Nottingham City Centre

Our Seller says....

want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 28587652

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*****CHARACTER AND CONVENIENCE***** Brought to the market with no upward chain, a four bedroom Victorian terraced in a highly convenient location close to Nottingham City Centre. Whether you are looking for a family home or an investment, this is an excellent opportunity not to be missed. Benefiting from two reception rooms and two bathrooms. Briefly comprising; entrance hallway, lounge, dining room, kitchen. To the first floor, two double bedrooms, bathroom, and separate WC. To the second floor, a further two bedrooms. Outside, low maintenance rear garden. Radford offers convenience and amenities on your doorstep. A number of shops and amenities are close by, Nottingham city centre is within easy reach with a range of transport links including trams and road links. Contact Watsons to arrange a viewing.

Ground Floor

Storm Porch

Door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage cupboard and doors to the lounge and dining room.

Lounge

4.68m x 3.57m (15' 4" x 11' 9") UPVC double glazed bay window to the front, radiator and wood effect laminate flooring.

Dining Room

3.87m x 3.76m (12' 8" x 12' 4") UPVC double glazed window to the rear, radiator, wood effect laminate flooring and door to the kitchen.

Kitchen

3.59m x 2.89m (11' 9" x 9' 6") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & halogen hob with extractor over. Plumbing for washing machine, wood effect laminate flooring, radiator, uPVC double glazed windows to the rear & side and door to the rear garden.

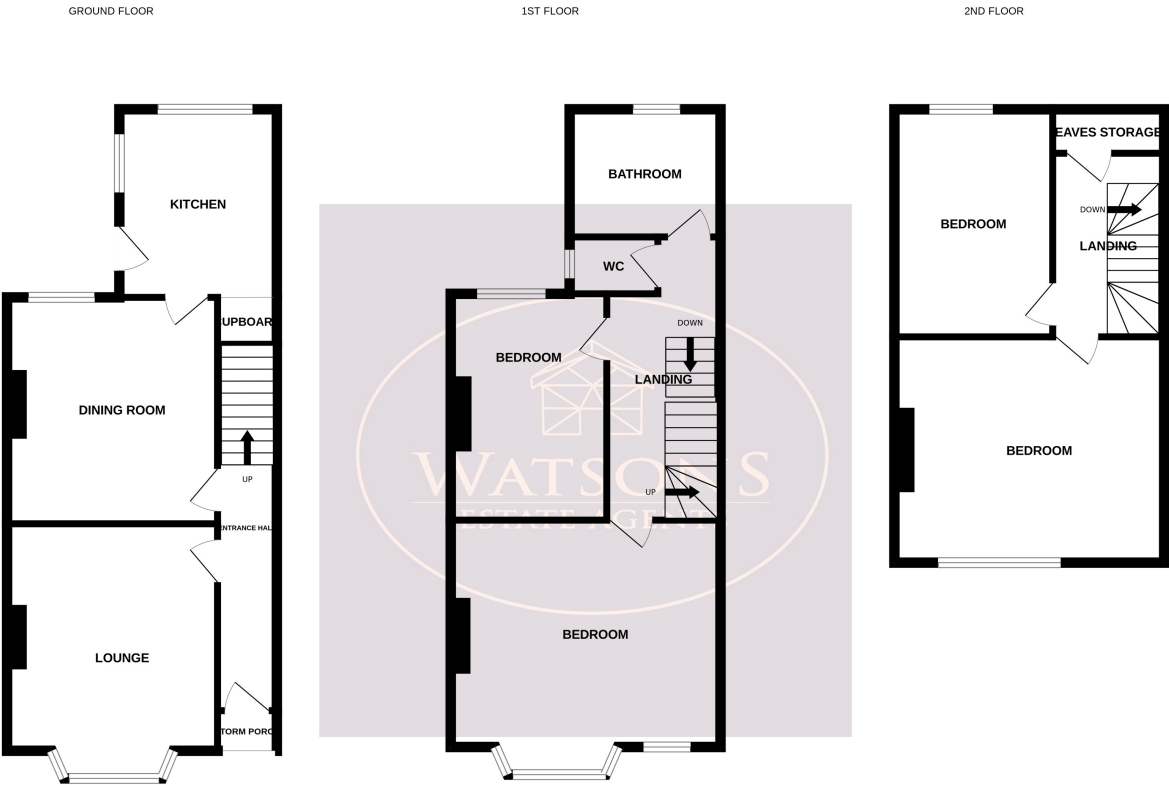
First Floor

Landing

Doors to bedrooms 1 & 4, bathroom and WC. Stairs to the second floor.

Bedroom 1

4.87m x 4.62m (16' 0" x 15' 2") UPVC double glazed window to the front and radiator.



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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Bedroom 3

3.71m x 2.92m (12' 2" x 9' 7") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising wall mounted sink, bath and shower cubicle. Ceiling spotlights and obscured uPVC double glazed window to the rear.

WC

WC and obscured uPVC double glazed window to the side.

Second Floor

Landing

Doors to bedrooms 2 & 4 and eaves storage.

Bedroom 2

4.69m x 3.89m (15' 5" x 12' 9") UPVC double glazed window to front and radiator.

Bedroom 4

3.99m x 2.89m (13' 1" x 9' 6") UPVC double glazed window to the rear and radiator.

Outside

To the rear of the property is a paved courtyard enclosed by original brick wall and timber fencing to the perimeter with gated access to the side.