



Hudson Way, Radcliffe-On-Trent  
Nottingham, NG12 2PP

 **NEWTON  
FALLOWELL**

**Hudson Way, Radcliffe-On-Trent  
Nottingham, NG12 2PP  
£275,000**

Newton Fallowell are pleased to offer this modern three bedroom semi-detached home located in Radcliffe-on-Trent. Accommodation comprises of entrance hall, breakfast kitchen, downstairs W.C, living room, three bedrooms with en-suite shower room to master, family bathroom, enclosed rear garden and garage. Viewings are by appointment only. EPC rating C. Offered with no upward chain.

**Entrance Hall**

Front door leading into the entrance hall providing access to kitchen, downstairs w.c, living room and stairs rising to the first floor.

**Breakfast Kitchen**

**13'10" x 7'10" (4.23m x 2.39m)**

Offered with a range of base and wall mounted units with worksurface over, inset stainless steel sink with drainer and mixer tap over. integrated electric oven, gas hob and extractor fan. Integrated under counter fridge and space and plumbing for washing machine. UPVC window to the front elevation. Cupboard housing the newly fitted boiler.



### Downstairs W.C

Low level w.c, wall mounted corner wash hand basin, radiator and extractor fan.

### Living Room

**15'5" x 13'1" (4.70m x 3.99m)**

UPVC double glazed window and sliding patio doors to the rear elevation.

### Bedroom One

**12'0" x 8'5" (3.68m x 2.59m)**

UPVC double glazed window to the rear elevation and door into the en-suite shower room.

### En-suite Shower Room

Fitted with a white three piece suite comprising: low level w.c, pedestal wash hand basin, shower enclosure and shaver point.

### Bedroom Two

**9'10" x 8'5" (3m x 2.59m)**

UPVC double glazed window to the front elevation.

### Bedroom Three

**8'5" x 6'2" (2.59m x 1.88m)**

UPVC double glazed window to the rear elevation.

### Family Bathroom

Fitted with a three piece white suite comprising; low level w.c, pedestal wash hand basin, panel bath with shower over and UPVC double glazed window to the front elevation.

### Garage

### Rear Garden

To the rear of the property, there is an enclosed garden with a patio area and an area laid to lawn with mature shrub borders. There is access from the garden into the garage.

### Front Garden

To the front of the property, there is off-street parking, access to the garage via an up and over door and area laid to lawn.

### Agents Note

This property has mains gas central heating. Mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Very low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>

There is a right of easement

### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

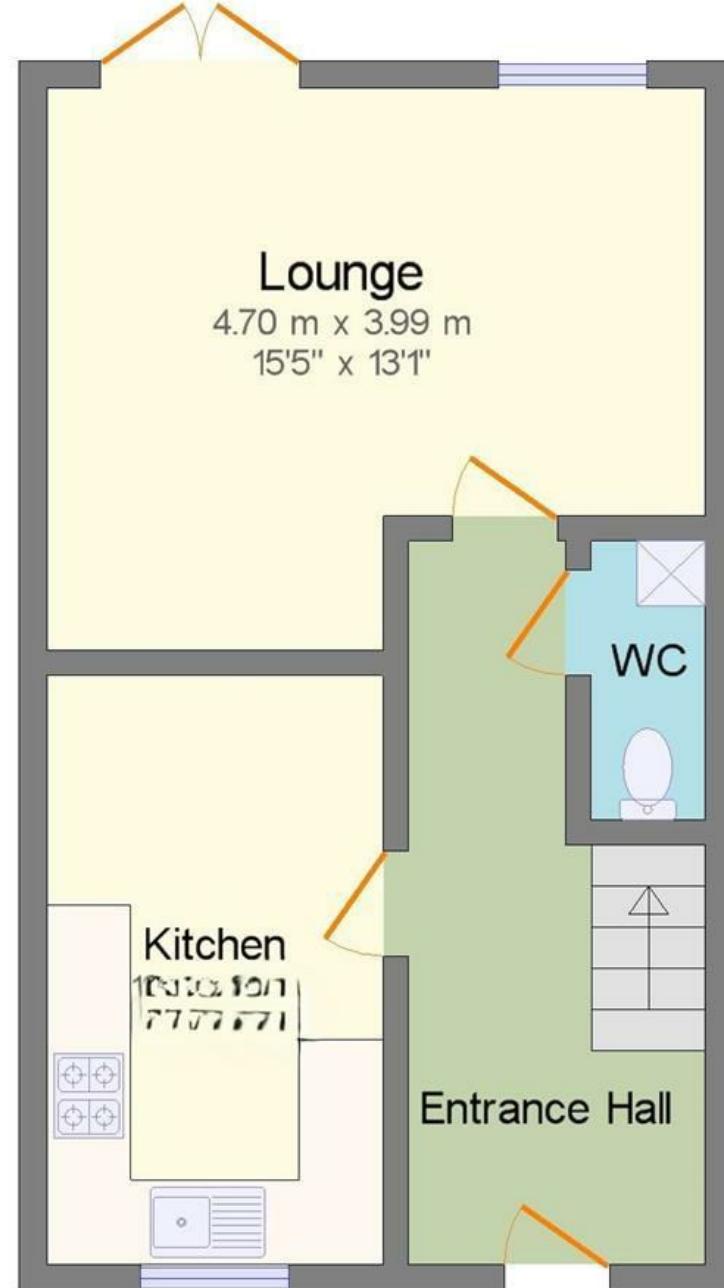
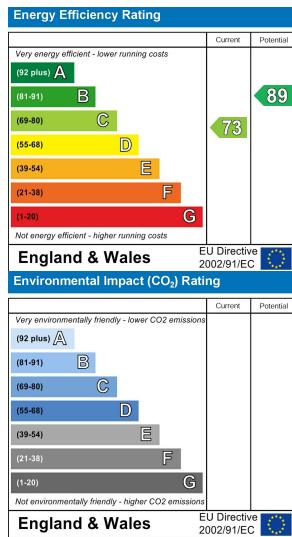
### Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.







# First Floor

This plan is illustrative only,  
its details cannot be relied upon and no liability is taken for any errors.

# Ground Floor

