



18 Radcliffe Road,
West Bridgford, NG2 5FW

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**** LICENSED HMO - WEST BRIDGFD ****

This traditional semi detached house is HMO licensed, and is an ideal investment purchase. Occupying a convenient main road position, in the sought after south Nottinghamshire suburb of West Bridgford, the property is close to a wealth of local facilities including restaurants, parks, and sporting venues, and is within easy reach of Nottingham City Centre and numerous University sites via main road routes, and public transport links. Ideal student accommodation.

The property provides accommodation arranged over three floors including an entrance porch, an entrance hallway, a lounge, a kitchen, a utility area, and a bedroom on the ground floor, a shower room, bathroom, a separate wc, and three bedrooms on the first floor, and two further bedrooms on the second floor.

Benefiting from gas central heating, and UPVC double glazing, the property has cellars providing useful storage, boasts original features, and has a large enclosed garden to the rear.

Viewing is recommended.

Guide Price £355,000





ACCOMMODATION

The UPVC entrance door opens to the entrance porch. From here, an entrance door leads into the entrance hallway.

The entrance hallway has laminate flooring, a ceiling rose and ceiling light point, stairs off to the first floor, and doors giving access to the lounge, the kitchen, and the ground floor bedroom.

The ground floor bedroom has a bay window to the front elevation, wood flooring, an original fireplace, a ceiling rose and ceiling light point, and two radiators.

The lounge has a window to the side elevation, a radiator, coving, a ceiling light point, and French doors opening out to the rear garden.

The kitchen has a range of wall, drawer and base units, roll edge work surfaces, a stainless steel sink unit with a mixer tap, an electric oven, and four ring hob with a stainless steel extractor hood over. There is a window to the side elevation, a door leading down to the CELLAR, tiled flooring, door opening out to the garden, and open access to the utility area.

The utility area also has wall and base units, roll edge work surfaces, and space and plumbing for a washing machine. The BAXI central heating boiler is housed in a cabinet here.

On reaching the first floor, the landing has a radiator, stairs off to the second floor, and doors giving access to three bedrooms, the shower room, the bathroom, and a separate wc.

The shower room has a shower cubicle. There is a radiator, ceiling light point.

The bathroom has a three piece suite comprising; a bath with an electric shower over, a low flush wc, and a wash hand basin. There is a radiator, and tiled flooring.

The separate wc has a low flush wc, and a wash hand basin. There is a window to the side elevation, and tiled flooring.

There are three bedrooms on the first floor, two overlooking the front, and one overlooking the rear. Each has a ceiling light point, coving, laminate flooring, and a radiator.

On reaching the second floor, the landing has a storage cupboard, and doors into two further bedrooms.

The two bedrooms on the second floor both have a Velux window, a ceiling light point, laminate flooring, and a radiator. One also has a window to the side elevation.

OUTSIDE

At the front of the property there is a walled forecourt giving access to the entrance door.

The rear garden is fully enclosed and includes; a patio seating area with steps down to the lawn.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,235.09.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

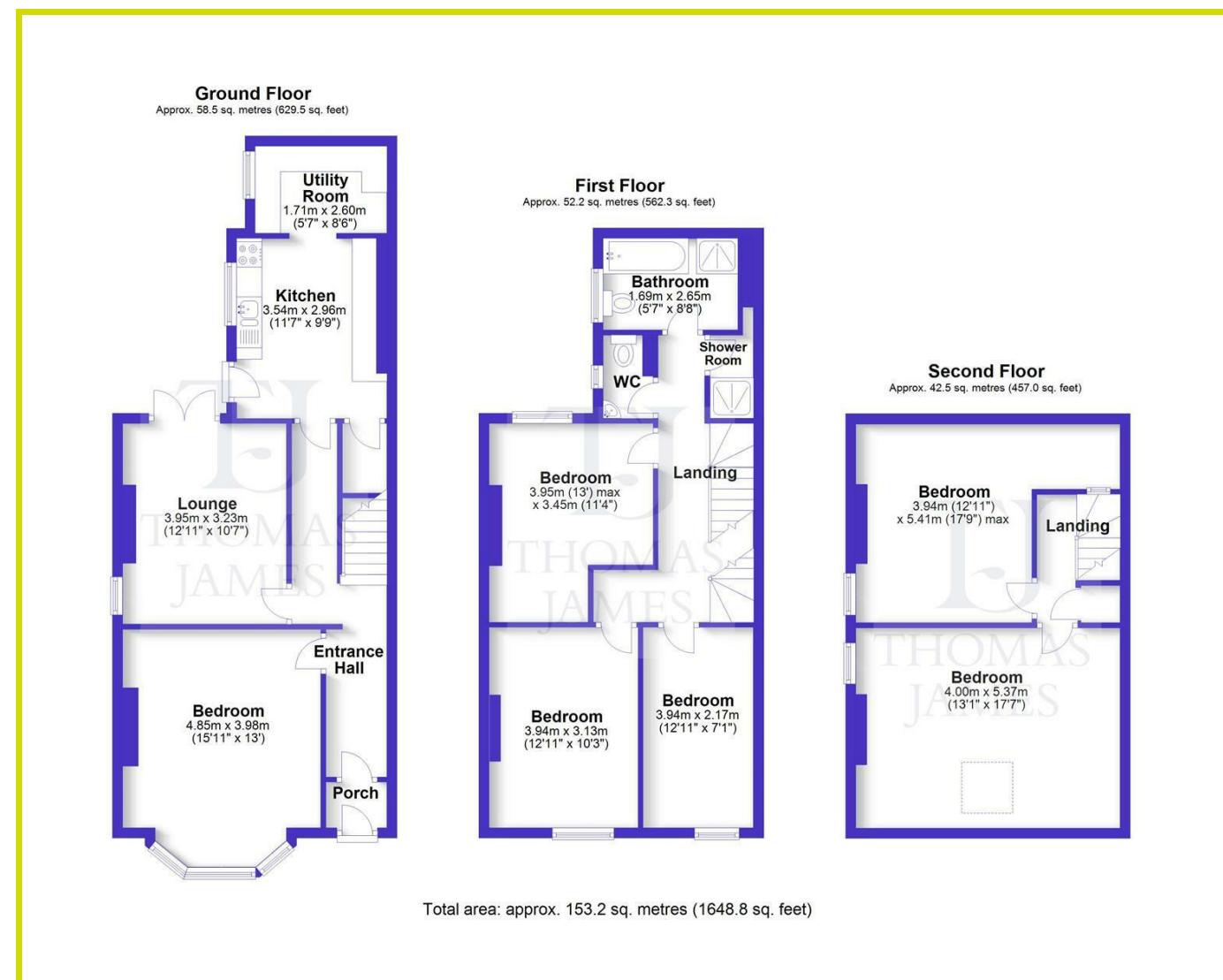
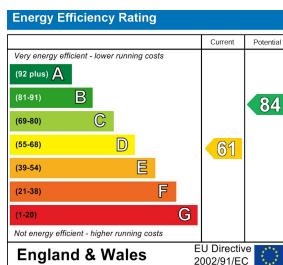


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MONEY LAUNDERING

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.



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