



**17 Radcliffe Street, Nottingham,  
Nottinghamshire NG2 2HE**

**£175,000**

Tel: 0115 9680268



- Stylish & Timeless Throughout
- Two Generous Bedrooms
- Viewing Essential To Appreciate
- City Centre Location
- Excellent Investment
- Fantastic Sitting Tenant

Are you a first time buyer or an investor looking for a delightful modern home in an extremely popular city centre location? Then you are sure to be impressed by what we have to offer from this immaculately presented two bedroom house with a sleek and stylish kitchen and bathroom and easy on the eye neutral decor throughout. We are currently advertising this home with either no chain vacant possession or could also be purchased with the advantage of some excellent sitting tenants making this an instant investment.

The accommodation comprises an initial entrance hall with access into the modern and neutral kitchen fitted with a range of high gloss fitted units and a large open plan lounge diner with patio doors flowing into its own private rear garden. To the first floor landing there are two generous bedrooms and a modern family bathroom with three piece suite.

Externally, this property is located in an extremely popular location in a central city centre location within walking distance to the city centre itself and all its impressive amenities including the extensive amount of shops, bars, restaurants and many other including within walking distance to the City Ground, County Ground and Nottinghamshire Cricket Ground.

To the front of the property there is a low maintenance pebbled frontage that provides off parking and to the rear, there is a well proportioned landscaped garden having a patio sitting area, decked sitting area and an ample sized artificial lawn perfect for those looking a property with outside space with very little up keep.

#### **ENTRANCE HALL**

w: 1.68m x l: 1.52m (w: 5' 6" x l: 5' )

With a tiled floor, radiator, ceiling light point and stairs providing access to the first floor landing.

#### **LOUNGE DINER**

w: 4.72m x l: 3.76m (w: 15' 6" x l: 12' 4")

A spacious lounge diner with contemporary decoration. There is a feature wall mounted electric fireplace, radiator, ceiling light point, double glazed window to the front elevation and patio doors opening onto the rear garden.

#### **KITCHEN**

w: 2.9m x l: 2.03m (w: 9' 6" x l: 6' 8")

A modern easy on the eye kitchen having a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. Integrated oven, four ring electric hob. There is plumbing for a washing machine, space for a free standing fridge/freezer. There is also an opening into the lounge which encourages light to flow perfectly through the property, ceiling light point and a double glazed door opening into the rear garden.

#### **FIRST FLOOR LANDING**

w: 3.45m x l: 1.73m (w: 11' 4" x l: 5' 8")

With a ceiling light point and a double glazed window to the front elevation.

#### **BEDROOM ONE**

w: 3.18m x l: 3.02m (w: 10' 5" x l: 9' 11")

A double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

#### **BEDROOM TWO**

w: 2.87m x l: 2.62m (w: 9' 5" x l: 8' 7")

A second generously proportioned bedroom with radiator, ceiling light point and a double glazed window to the rear elevation.

#### **BATHROOM**

w: 1.88m x l: 1.68m (w: 6' 2" x l: 5' 6")

A sleek and stylish modern bathroom with a fitted three piece suite comprising a panelled bath with shower over, contemporary upstanding wash hand basin with chrome mixer tap and high gloss storage beneath and a Low flush WC. There is also a ceiling light point, white porcelain tiled walls and an obscure double glazed window to the front elevation.

**OUTSIDE**

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**VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

**TENURE**

The property is being sold as a freehold.

**MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

**FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>62</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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