



*Bingham's favourite  
Estate Agent*



Need a residential mortgage?  
Need a buy to let or commercial mortgage?

Wright Mortgage can help.


We have access to lending products from the entire market place and can arrange the necessary protection products to fully satisfy your needs.



Wright Mortgage  
9 Market Place  
Bingham  
Nottingham NG13 8AR


Wright Mortgage Company Ltd, Registered in England and Wales No. 3914979, Registered Office as above. The Wright Mortgage Company Ltd is authorised and regulated by the Financial Services Authority.



 **(01949) 87 86 85**


11 Market Place, Bingham, Nottingham NG13 8AR

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	76
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

**Environmental (CO<sub>2</sub>) Impact Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		73
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



11 Market Place, Bingham, Nottingham NG13 8AR

Phone: 01949 87 86 85 Fax: 01949 87 86 89

e-mail: bingham@hammondharwood.com



**2 WOODSIDE ROAD  
RADCLIFFE ON TRENT  
NG12 2HJ**

**£149,950**



*Beautiful and sunny garden*

*The area's Community  
Estate Agent*

**hammondharwood.com**

## 2 WOODSIDE ROAD, RADCLIFFE ON TRENT NG12 2HJ

- \* 2 WOODSIDE ROAD PROVIDES WELL PRESENTED EASY TO MAINTAIN ACCOMMODATION. THIS SEMI DETACHED HOME HAS THREE GOOD SIZED BEDROOMS, REFITTED KITCHEN AND IS GAS CENTRALLY HEATED AND SECONDARY DOUBLE GLAZED
- \* THE INTERIOR OF THE PROPERTY IS REFRESHINGLY DECORATED TO A HIGH STANDARD IN MAINLY NEUTRAL COLOURS GIVING IT A LIGHT AND AIRY FEEL.
- \* THE PROPERTY IS CONVENIENTLY SITUATED JUST OFF THE A52 WHICH ALLOWS ACCESS TO NOTTINGHAM CITY CENTRE. THE CENTRE OF RADCLIFFE PROVIDES A GOOD RANGE OF SHOPS. PLUS FOR DAY TO DAY NEEDS THERE IS A LOCAL CONVENIENCE STORE/NEWSAGENT ON WOODSIDE ROAD.

**DIRECTIONAL NOTE:** From the A46/A52 crossroads at Saxondale Island, the property may be approached via the A52 in the direction of Nottingham. After approximately 2 miles pass Northfield Avenue and Thomas Avenue on the left. Woodside Road will then be found on the left hand side with Woodside Stores on the corner. Turn left into Woodside Road and this particular property will then be found immediately on the right hand side clearly denoted by the HAMMOND HARWOOD for sale sign.

Double glazed entrance door and side window through to

**RECEPTION HALL** with stairs to the first floor. Central heating radiator.

**KITCHEN** 9'6 x 9' recently refitted with work surfaces to three sides with drawers and cupboards under. Single drainer sink unit with cupboard under. Wall mounted cupboard units. Plumbing for an automatic washing machine and dishwasher. Gas fired boiler serving the domestic hot water supply and central heating system. Window.



**DINING LOUNGE** 17'5 x 11' with window. Central heating radiator. French door to the patio garden.



**LANDING** with window. Access to the loft storage space via an aluminium loft ladder.



**BATHROOM** with suite comprising panelled bath, pedestal wash basin and low flush wc. Window. Tiled splash backs. Airing cupboard. Central heating radiator.



**BEDROOM 1** 11' x 10'2 with window. Central heating radiator.



**BEDROOM 2** 9'6 x 9'1 with window. Central heating radiator.



**BEDROOM 3** 11' x 7' with window. Central heating radiator.

**OUTSIDE** To the fore of the property is a driveway providing access to the GARAGE with power and light. To the side is a lawned garden which includes flower beds. To the rear is a very pleasant enclosed patio garden.



*The area's Community  
Estate Agent*