



**36 Hunt Close, Radcliffe on Trent,  
Nottingham, NG12 2EQ**

**£165,000**

**Tel: 0115 9336666**

**RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Coach House
- No Upward Chain
- Open Plan Lounge
- 1 Double Bedroom
- Single Garage & Driveway Parking
- Central Village Location
- Freehold
- Fitted Kitchen
- Bathroom
- Great for 1st Time Buyers

A superb opportunity to purchase this modern coach house, offered on a freehold basis and brought to the market with the advantage of no onward chain.

The property is well appointed and the accommodation in brief comprises; a ground floor entrance door and hallway with staircase leading to the first floor lounge. There is a kitchen with built-in appliances, a large double aspect double bedroom with built-in wardrobes and a bathroom.

Outside is driveway parking to the front of the single integral garage.

#### ACCOMMODATION

A composite entrance door to the ground floor opens into the ground floor entrance hall.

#### ENTRANCE HALL

With a central heating radiator and stairs rising to the lounge.

#### LOUNGE

A spacious reception room with two central heating radiators, a uPVC double glazed window to the front aspect, a feature fireplace with decorative surround, marble insert and hearth housing an electric fire. There is an airing cupboard housing the Boilmate hot water cylinder. A doorway leads into the kitchen.

#### KITCHEN

Fitted with a range of base and wall cabinets with linear edge worktops and tiled splashback, an inset 1.5 bowl single drainer stainless steel sink with mixer tap and built-in appliances including a double oven, a four ring gas hob and a chimney extractor hood over. There is an integrated fridge/freezer, a washing machine plus a uPVC double glazed window.

#### BEDROOM

With uPVC double glazed windows to both front and rear elevations, two central heating radiators and a built-in double wardrobe with hanging rail and shelving.

#### BATHROOM

A three-piece bathroom fitted in white with a close coupled toilet, pedestal wash basin with hot and cold taps and a panel sided bath with mixer tap and shower attachment. There is a glazed shower screen plus tiling for splashbacks, an electric shaver point, central heating radiator, extractor fan and a Velux skylight.

#### DRIVEWAY PARKING & GARAGE

A driveway parking space sits to the front of the useful single garage with a metal up-and-over door.

#### RADCLIFFE ON TRENT

Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

#### COUNCIL TAX

The property is registered as council tax band A.

#### VIEWINGS

By appointment with Richard Watkinson & Partners.

#### ADDITIONAL INFORMATION

The freehold title includes the freeholds for the Garage to 35 Hunt Close and to 29 Hunt Close. These are let on 125 year lease from 2004.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk/#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

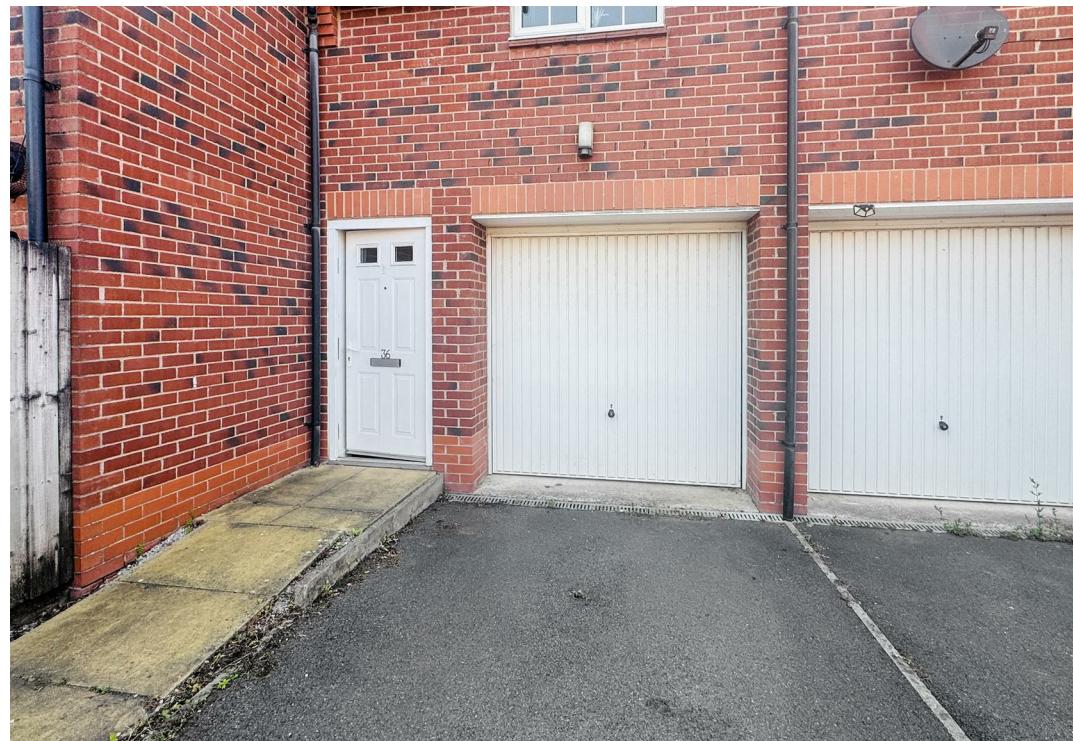
<https://reports.ofsted.gov.uk/>

Planning applications:-

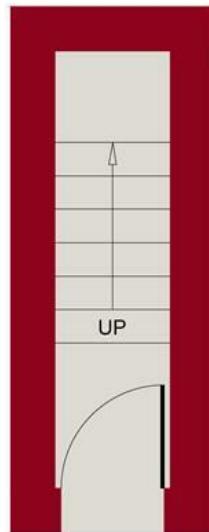
<https://www.gov.uk/search-register-planning-decisions>



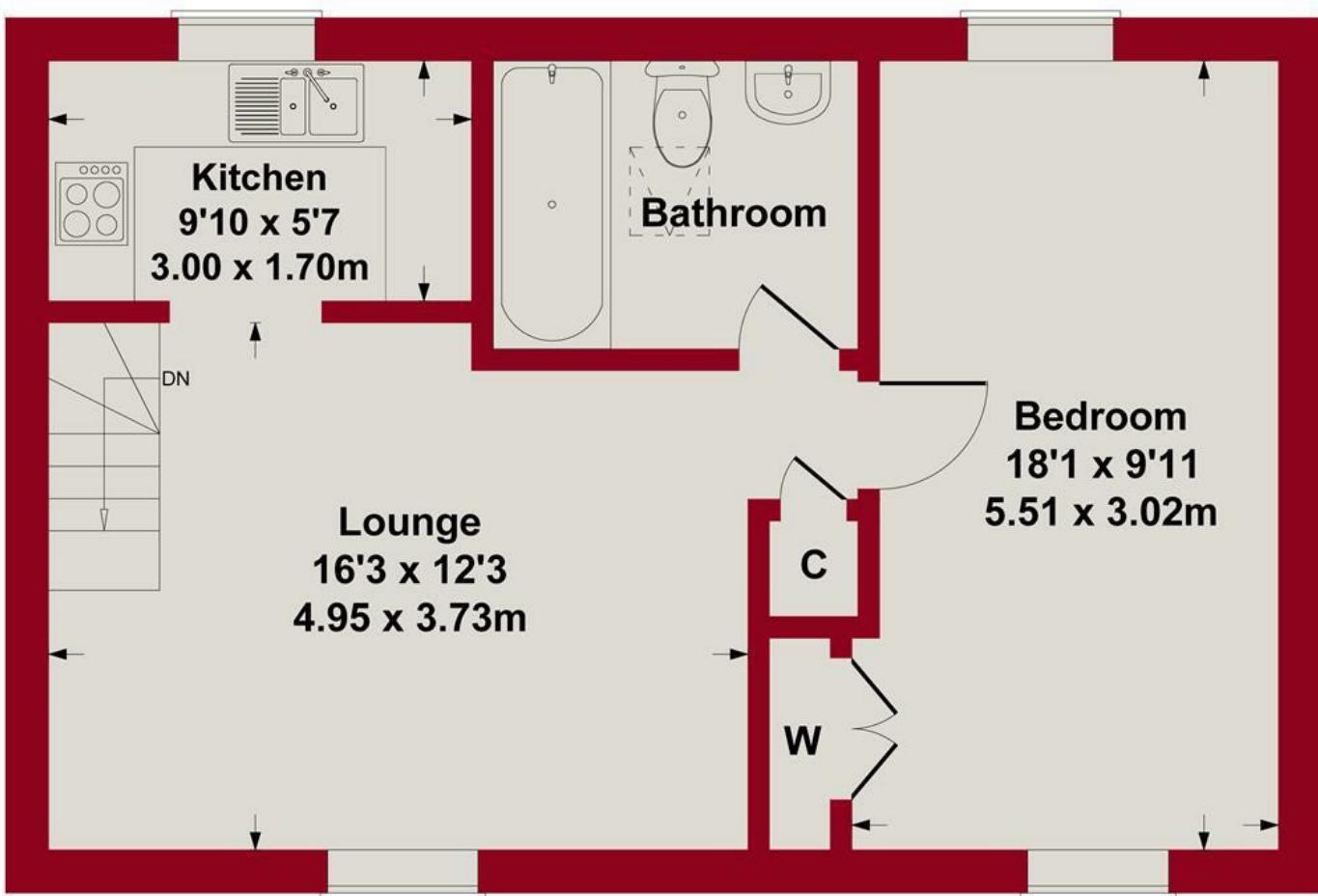




Approximate Gross Internal Area  
549 sq ft - 51 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		EU Directive 2002/91/EC	

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



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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