



**9 Thomas Avenue, Radcliffe on Trent,
Nottingham, NG12 2HT**

£300,000

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

- No Upward Chain
- Popular Village Location
- Modern Fitted Kitchen
- Separate Dining Room leading to the Garden Room/Conservatory
- Three Bedrooms to the First Floor
- Attractive Traditional-Style Semi Detached Home
- Mature Plot with Block-Paved Driveway Parking & Garage
- Bay-Fronted Lounge with Open Fire
- Garden Room/Conservatory Overlooking the Rear Garden
- Well-Appointed Family Bathroom & Enclosed Rear Garden

For sale with the advantage of no upward chain, this attractive, traditional-style semi-detached home occupies a popular village location and sits on a mature plot. The property benefits from block-paved driveway parking to the front of the useful garage, and a good-sized, enclosed rear garden.

The accommodation comprises an entrance hall, a modern fitted kitchen, and a bay-fronted lounge featuring an open fire, which flows through to the dining room. From here, there is access to a garden room/conservatory that enjoys pleasant views over the garden.

To the first floor are three bedrooms and a well-appointed family bathroom. Viewing is highly recommended to fully appreciate the location and accommodation on offer.

ACCOMMODATION

An open fronted entrance porch with tiled flooring leads via a composite entrance door into the reception hall.

RECEPTION HALL

With engineered oak flooring, a central heating radiator, stairs rising to the first floor and a glazed door into the kitchen.

KITCHEN

Fitted with a range of white high gloss fronted base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset stainless steel 1.5 bowl sink with mixer tap and built-in appliances including an oven with four zone Neff hob and chimney extractor hood over. There is space for further appliances plus engineered oak flooring, a uPVC double glazed window into the conservatory and a part glazed composite door into the side lean-to, central heating radiator then a door into the dining room. The current owner advises of plumbing for a washing machine/dishwasher within one of the base units although this is not currently used.

DINING ROOM

With engineered oak flooring, a central heating radiator, a double doorway into the lounge and a feature fireplace with decorative pine surround and tiled hearth housing a cast iron fireplace (previously connected back boiler behind)

GARDEN ROOM

Situated to the rear of the property with a central heating radiator, spotlights to the ceiling, uPVC double glazed windows and French doors leading onto the rear garden.

LOUNGE

With engineered oak flooring, a central heating radiator, a uPVC double glazed shuttered bay window to the front aspect, two wall light points and a feature fireplace with pine surround and cast iron insert for an open fire.

GROUND FLOOR W/C

Fitted with a dual flush toilet and a corner wash basin with hot and cold taps and tiled splashbacks.

FIRST FLOOR LANDING

Having a uPVC double glazed window to the side aspect and an access hatch to the roof space.

BEDROOM ONE

A double bedroom with a central heating radiator and a uPVC double glazed shuttered window to the front aspect.

BEDROOM TWO

A double bedroom with a central heating radiator and a uPVC double glazed window to the rear aspect.

BEDROOM THREE

With a central heating radiator and a uPVC double glazed shuttered window to the front aspect.

BATHROOM

A four piece bathroom including a shower enclosure with glazed folding door and Mira electric shower. There is a dual flush toilet, a dual-ended bath with central mixer tap and a vanity wash basin with mixer tap and cupboards below. Tiling for splashbacks, tiled flooring, a uPVC double glazed obscured window to the side and rear aspects, a towel radiator and a built-in cupboard housing the Main combination boiler.

DRIVEWAY PARKING

A herringbone block paved driveway provides car parking at the front of the plot for two cars leading to the garage.

GARAGE & LEAN-TO

With double doors to the front, housing the gas and electricity meters and providing a utility space with plumbing for a washing machine and dishwasher plus a door into the rear lean-to which provides an outdoor covered area leading into the rear garden.

GARDENS

The property occupies a mature plot, the majority being set to the rear and enclosed with a

combination of timber panelled fencing and mature hedgerows plus providing a lawned area, paved patios and planted borders.

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 C.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

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/>

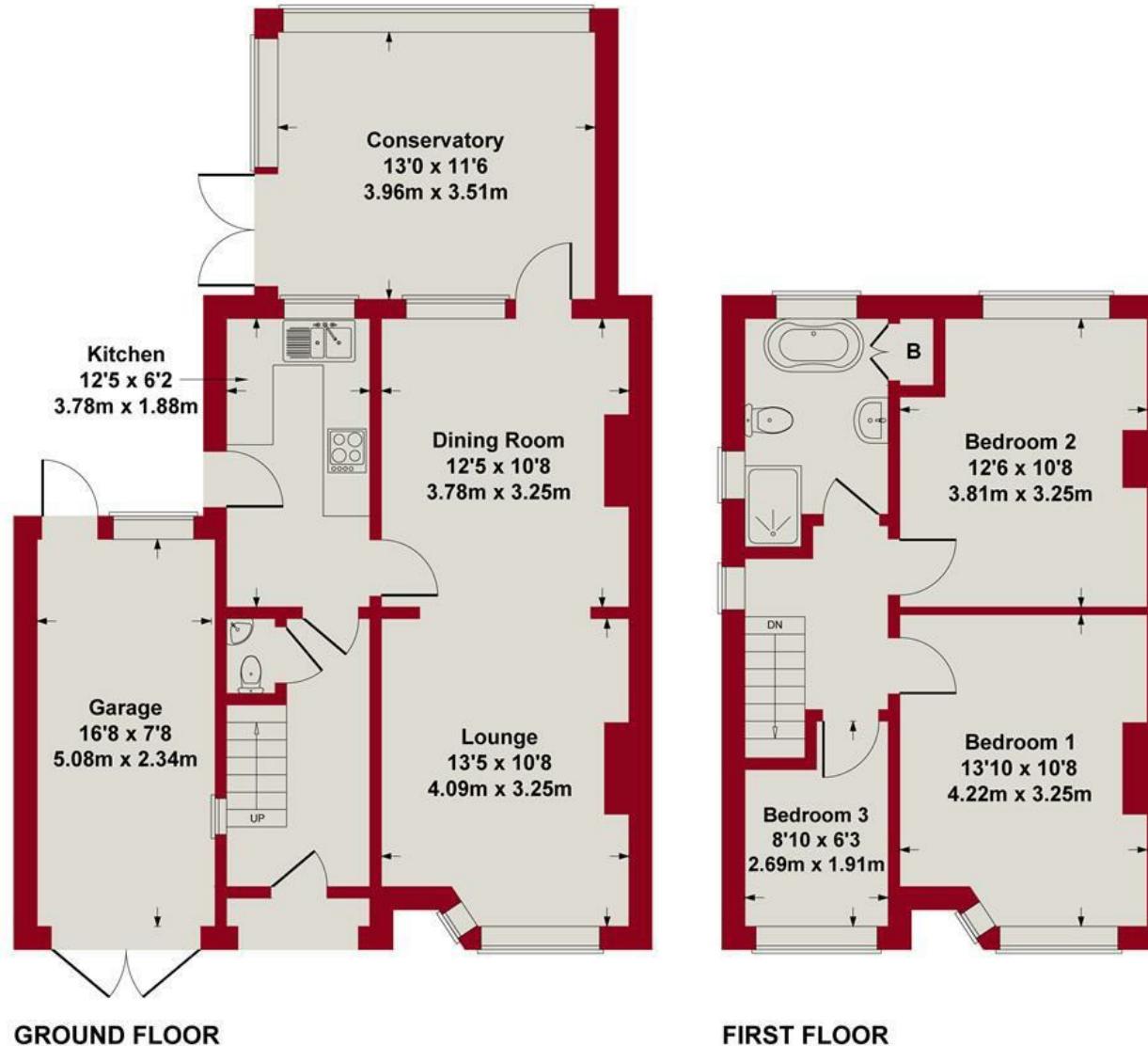
Planning applications:-

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





Approximate Gross Internal Area
1062 sq ft - 99 sq m (Excluding Garage)



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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