

Rear Elevation



15 Cliff Drive, Radcliffe on Trent,
Nottingham, NG12 1AX

Guide Price £295,000
Tel: 0115 9336666

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PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

A rare opportunity to acquire a property on the highly regarded private road of Cliff Drive neighbouring the picturesque clifftop walks and within the centre of the sought after village of Radcliffe on Trent. This detached chalet style property requires full refurbishment and offers the potential development subject to any necessary planning consents, representing an opportunity for buyers to acquire an individual home that can be refurbished or remodelled to suit their own requirements.

The house currently provides accommodation in the region of 1,000 sq.ft. plus a single garage consisting of three double bedrooms including two on the first floor with a bathroom and a further bedroom on the ground floor, open plan lounge diner, kitchen and conservatory to the rear.

The house occupies an extensive plot approaching a 1/4 of an acre (pro map 941m² at 0.23 acres) being set back from the private road of Cliff Drive with a lawned frontage and a block paved driveway leading up to the garage, pathways continuing to the rear where there are large mature gardens requiring landscaping and a small concrete sectional outhouse. The property is offered to the market with no upward chain with accompanied viewings available by appointment through the selling agents.

ACCOMMODATION

A uPVC obscure double glazed front door with side panel opens into the entrance hall.



ENTRANCE HALL

13'12" x 6'5" incl stairs (3.96m x 1.96m incl stairs)

A central hallway with an open staircase and balustrade rising to the first floor, built-in cloaks cupboard and phone point.



LOUNGE

16'0" x 11'0" (4.88m x 3.35m)

The lounge forms part of an open plan L shaped reception room with a dining area adjacent, currently fitted with a gas fire (not tested) with a slate hearth, two windows to side, additional wall lights, tv point and a set of sliding patio doors leading to the conservatory.



CONSERVATORY

10'2" x 9'8" (3.10m x 2.95m)

Timber framed in hardwood, this conservatory has been added to the rear of the bungalow and leads out to the rear garden with a set of French doors, double glazed windows and traditional timber panelling.



DINING AREA

9'6" x 9'0" (2.90m x 2.74m)

Open plan to the lounge this dining area has a window to rear and a door leading back to the entrance hall.



KITCHEN

12'5" x 9'1" (3.78m x 2.77m)

The kitchen requires upgrading and is currently fitted with a basic range of cabinets and drawers including worktops with tiled splashbacks and stainless steel sink, windows to the side and rear and a uPVC door leading out to the rear garden, gas central heating boiler with controls (not tested).



GROUND FLOOR BEDROOM THREE

10'0" x 10'0" (3.05m x 3.05m)

A ground floor double bedroom versatile in its use accessed off the entrance hall having a window to front and a built-in storage cupboard.



FIRST FLOOR LANDING

A first floor landing provides access to two further double bedrooms plus the bathroom also having the airing cupboard housing the hot water cylinder.

BEDROOM ONE

14'10" into recess x 11'0" max (4.52m into recess x 3.35m max)

A double bedroom with a window to side, built-in double cupboard plus recess, loft hatch and access to the eaves.



BEDROOM TWO

12'10" into recess x 12'3" (3.91m into recess x 3.73m)

A double bedroom having a window to side, a built-in cupboard with shelving and rail, access to the eaves.



BATHROOM

8'4" x 5'5" (2.54m x 1.65m)

The bathroom requires upgrading although currently tiled to the walls, fitted with a three piece suite including a wc, wash basin and a panelled bath with electric shower over, chrome heated towel rail and a large obscure window to rear.



OUTSIDE

This detached chalet style bungalow sits central to a good sized and mature plot upon the highly regarded and private road of Cliff Drive with enclosed gardens to the front and rear, drive and garaging. The bungalow is superbly positioned with nearby access to the picturesque cliff top walk, walkable distance to the village centre and public transport including a train station and bus stops on Shelford Road.



FRONTAGE

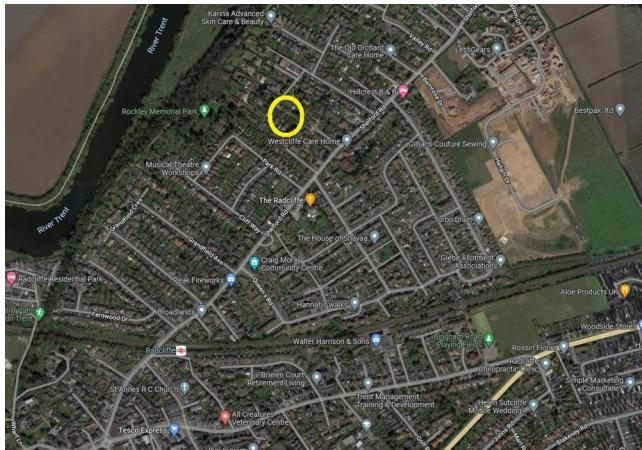
The property is set back and screened with a good sized front garden, laid to lawn, surrounded by mature trees and shrubs. A block paved driveway provides ample car standing which in turn leads up to the single garage, gated access to either side of the bungalow with paths continuing down to the rear garden.



REAR GARDEN

There is a large and mature garden to the rear of the property requiring general landscaping but stocked with a number of mature plants, trees and shrubs and areas of lawn, a concrete sectional outhouse measuring 11'0" x 6'6" with two windows and power points.





VIEWINGS

By appointment with Richard Watkinson & Partners.



GARAGE



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

We are led to believe by Rushcliffe Borough Council the property falls into Council Tax Band D.



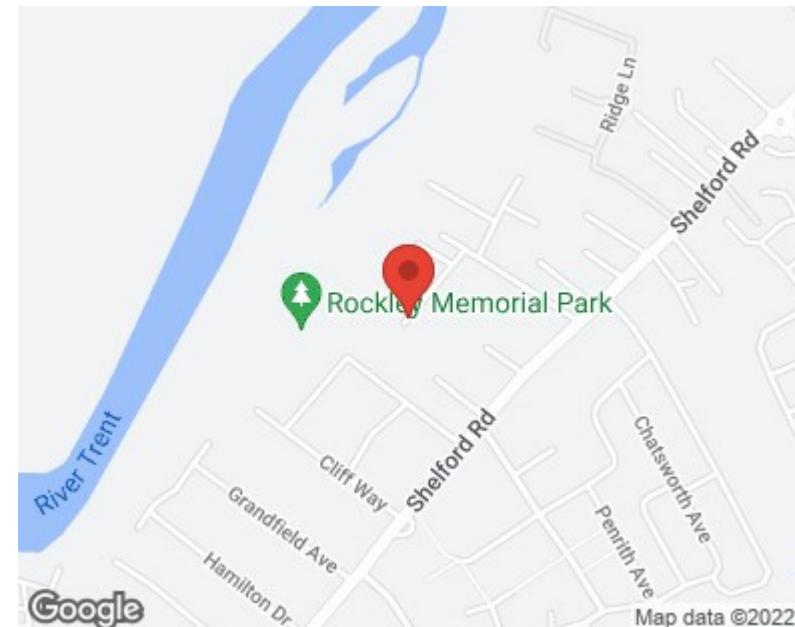
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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	84	
(81-91)	B		
(69-80)	C		
(55-68)	D	42	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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			
EU Directive 2002/91/EC			



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