



48 Shelford Road, Radcliffe on Trent,
Nottingham, NG12 1AP

O.I.R.O £200,000
Tel: 0115 9336666

 RICHARD
WATKINSON
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

Currently undergoing refurbishment, this spacious mid-terraced home offers approximately 1,000 square feet of accommodation including hallway, a dual aspect lounge with French doors onto the rear garden, a recently fitted kitchen with useful pantry and access to the side lobby. To the 1st floor are 3 bedrooms and the newly-fitted 3 piece bathroom whilst out side the property occupies a generous plot with frontage extending around 55 feet in length and providing parking, the rear providing a favourable southerly aspect.

ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

With a window to the front aspect and stairs to the first floor.

LOUNGE

Having the original tiled open fireplace with a wooden surround and mantelpiece, a uPVC double glazed bay window to the front aspect and uPVC double glazed French doors onto the rear.

KITCHEN

Newly refitted with a range of cream, fronted, base and wall cabinets with oak effect worktops, tiled splashbacks and an inset stainless steel single drainer sink with mixer tap and space for appliances including plumbing for a washing machine. There is a built-in Electrolux oven with 4 zone hob and extractor hood over. Pantry with light and door to the side lobby. Useful under-stairs storage cupboard and a uPVC double glazed window to the rear aspect.

SIDE LOBBY

With access to the entrance hall and into the rear garden and a useful storage area.

FIRST FLOOR LANDING

With uPVC double glazed window to the rear.

BEDROOM ONE

Window to the front and built-in storage cupboard.

BEDROOM TWO

Having the original tiled open fireplace and a window to the front.

BEDROOM THREE

Window to the rear.

BATHROOM

Newly refitted in white with a bath having a shower over, toilet and wash basin. Window to the rear elevation.

DRIVEWAY AND GARDENS

The property is set back from the road and includes a generous frontage and parking plus a southerly facing rear garden with useful garden WC.

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.

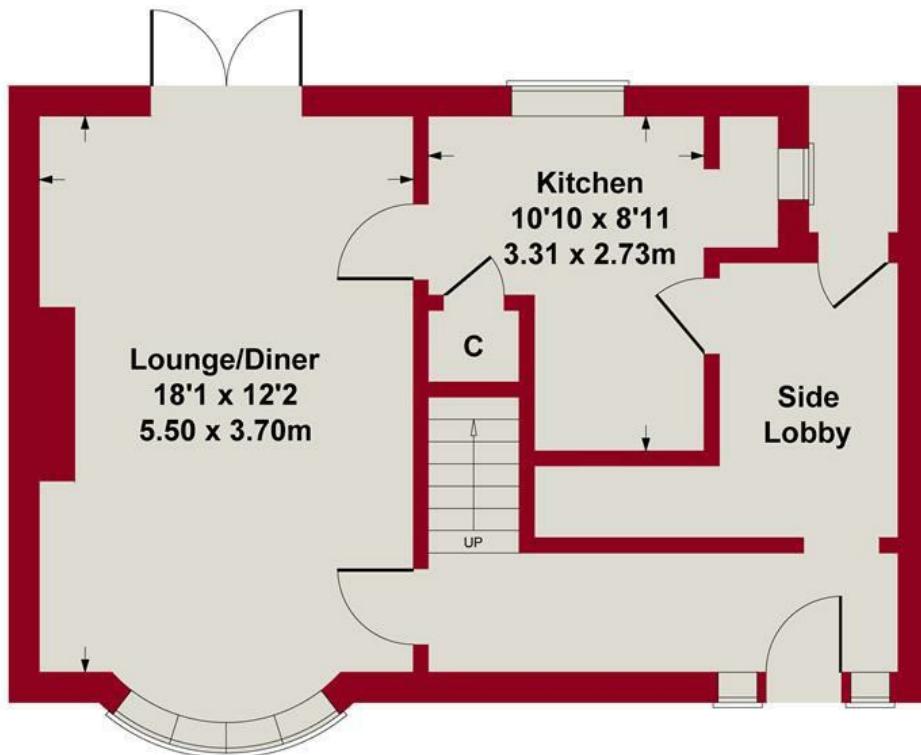
COUNCIL TAX

The property is registered as council tax band B.

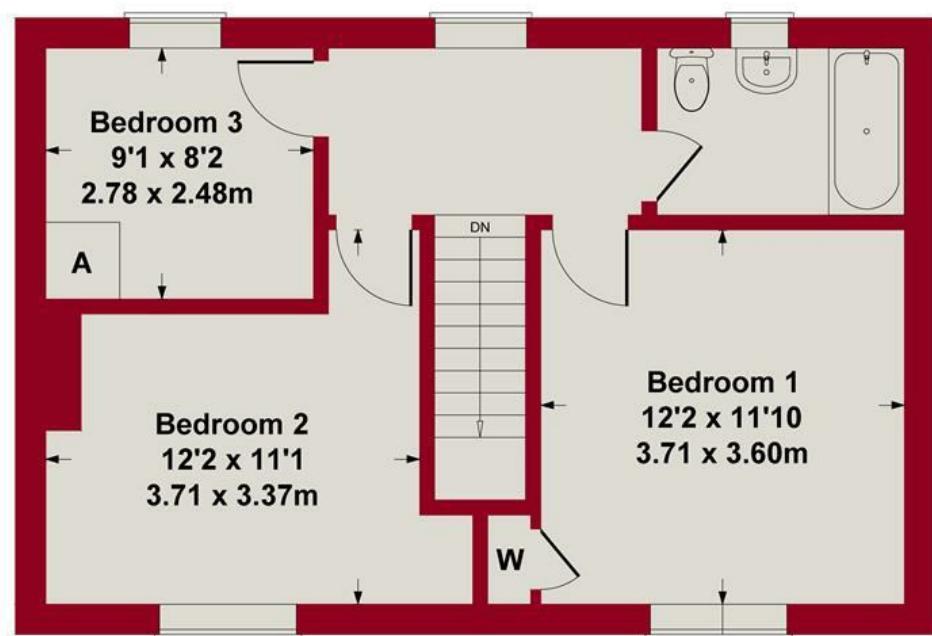
VIEWINGS

By appointment with Richard Watkinson & Partners.

Approximate Gross Internal Area
1012 sq ft - 94 sq m



GROUND FLOOR



FIRST FLOOR

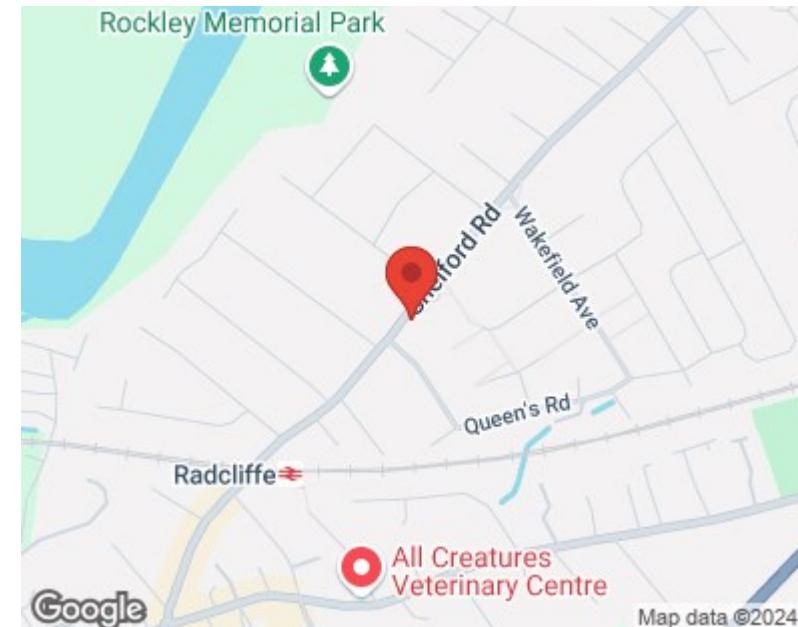
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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 | | |
| (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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