



57 Queens Road, Radcliffe on Trent,
Nottingham, NG12 1DL

Offers Over £199,950

Tel: 0115 9336666

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

This competitively priced three bed roomed semi detached family sized home offering spacious accommodation plus a number of outbuildings all in need of general modernisation throughout and is offered to the market with no upward chain. The property is situated in a popular residential area within the central part of the village and a short walk from the local shops, schools and amenities. It sits upon a prominent and good sized corner plot to Queens Road and Wakefield Avenue with gardens to the front and rear affording a west facing aspect at the back plus a gated driveway with car standing and the potential for a garage accessed off Wakefield Avenue.

ACCOMMODATION

An obscure glazed front door with double glazed side windows opening into the porch.

PORCH

An entrance porch with a further timber panelled and obscure glazed door opening into the entrance hall.

ENTRANCE HALL

9'3" x 6'10" (incl stairs) (2.82m x 2.08m (incl stairs))

With a turning staircase and bannister rising to the first floor, recess beneath with coat hooks, phone point, central heating thermostat, glazed doors to the dining kitchen and lounge.



LOUNGE

15'1" x 11'7" (4.60m x 3.53m)

Having a window to front, gas fire inset to a central chimney breast with gas central heating back boiler behind, controls in the cupboard to the recess.



DINING KITCHEN

22'2" 9'0" (6.76m 2.74m)

A large open plan space combining the dining area with a window to rear and a kitchen requiring modernisation, currently fitted with a worktop and tiled surround with a stainless steel sink, space for cooker and plumbing for a washing machine if needed, two built-in cupboards with shelving, one housing the electric meter and fuse board the other housing the gas meter. The kitchen area also has a window to rear and an obscure glazed door through to a run of outbuildings.



OUTBUILDINGS

23'8" x 7'0" (combined) (7.21m x 2.13m (combined))

Accessed off the kitchen and having external doors to the front and rear gardens. This range of brick built outhouses consists of a store, ground floor wc and a rear store room/workshop fitted with power and lighting (not tested) and windows to the side and rear. The outbuildings are constructed in single brick and have a flat concrete and felted roof.

FIRST FLOOR LANDING

With a window to side, loft hatch, access to three bedrooms and the bathroom.



BEDROOM ONE

11'10" x 11'7" (3.61m x 3.53m)

A double bedroom with a window to front and airing cupboard housing the hot water cylinder.



BEDROOM TWO

12'0" + wardrobes x 9'1" (3.66m + wardrobes x 2.77m)

A second double bedroom with a window to rear and two built-in cupboards.



BEDROOM THREE

8'7" x 8'2" + cupboard (2.62m x 2.49m + cupboard)

A good sized single bedroom with a window to front and a built-in cupboard over the stairs.



BATHROOM

8'0" x 5'9" (2.44m x 1.75m)

Currently fitted with a three piece grey suite with chrome fittings including a wc, basin and a panelled bath with tiled surround, obscure window to rear.



OUTSIDE

The property occupies a prominent and large plot on the corner of Queens Road and Wakefield Avenue with areas of garden to the front, side and rear including a lawned frontage enclosed by mature and well kept hedgerows continuing to the side of the house with a wrought iron gate and path leading up to the canopy porch and front door.



REAR GARDEN

Space to the side of the brick built outhouses provides front to back access including a rear garden with a paved patio to the rear of the house, steps leading up to the vegetable patch, small area of lawn, timber shed and

double wrought iron gates at the bottom of the garden to provide vehicular access on to a paved and gravelled drive accessed off Wakefield Avenue. The boundaries are enclosed by mature well kept hedgerows, the garden affording a west facing aspect.



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.

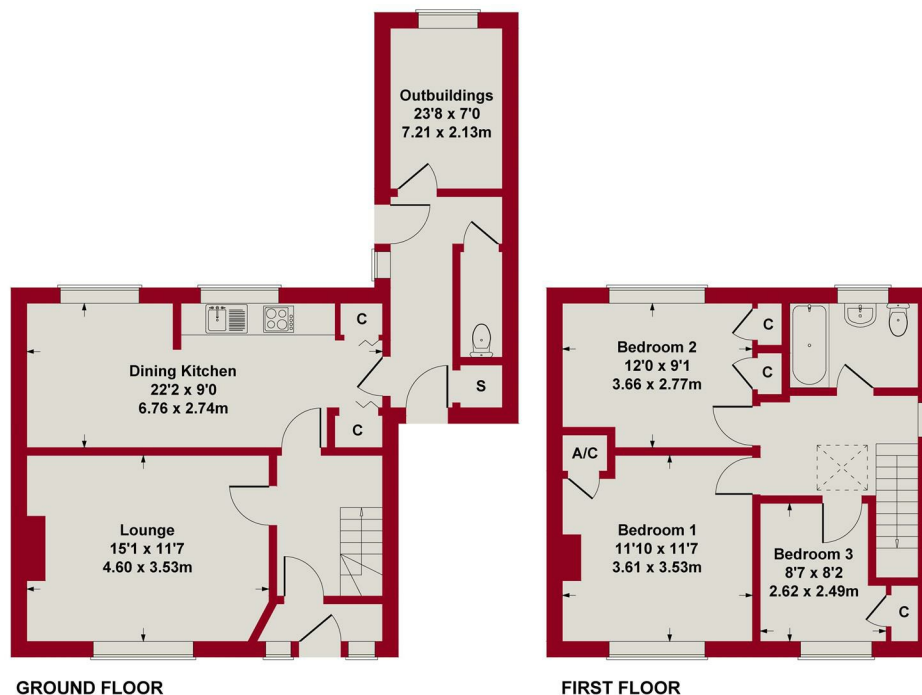
COUNCIL TAX

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

VIEWINGS

By appointment with Richard Watkinson & Partners.

Approximate Gross Internal Area
1098 sq ft - 102 sq m



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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