



**63 Cropwell Road, Radcliffe on Trent,  
Nottingham, NG12 2JG**

**Guide Price £400,000**

**Tel: 0115 9336666**

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



- Individual Detached House
- Prime Refurb/Redevelopment Opportunity
- Accommodation Approx. 1,100 Sq.ft.
- 2 Reception Rooms + Kitchen
- Clear Level Plot Approx. 0.24 Acres
- Traditionally Constructed 1920's
- Full Modernisation Required
- 3 Bedrooms + Bathroom
- Freehold With Vacant Possession
- Highly Regarded Location & Village

Offered to the open market for the first time on a freehold basis and with vacant possession, this individual detached house was traditionally constructed back in the 1920's originally believed to have formed part of the Manvers Estate and constructed as a groundsman's lodge/cottage for the nearby Radcliffe on Trent Golf Club. The house is currently vacant, sold with no upward chain and represents a tremendous opportunity as a refurbishment or redevelopment project (subject to any necessary planning consents).

The property is superbly situated within one of Radcliffe's most sought after residential locations towards the top end of Cropwell Road, backing onto the neighbouring Dewberry Hill and close to the Golf Club. The house stands alone within its plot approaching 1/4 of an acre with level lawned gardens running to both sides and the rear, providing a relatively clear site partially enclosed by timber panelled fencing and front gates.

The current dwelling requires refurbishment and modernisation throughout, although is fitted with gas fired central heating with a combi boiler, a majority of uPVC double glazing and all mains services connected. The accommodation currently provides around 1,100 sq.ft. including an entrance hall, two reception rooms, kitchen plus rear lean-to, a landing leads to three bedrooms, bathroom and separate toilet.

The property and site is securely monitored, therefore access and viewings are strictly by appointment via the selling agents.

### ACCOMMODATION

A main side entrance with a couple of steps leading up to a uPVC double glazed door opening into the entrance hall.

### ENTRANCE HALL

With a staircase and balustrade rising to the first floor, cupboard beneath, window to side, further doors through to the lounge and dining room.

### LOUNGE

12'0" x 10'9" (3.66m x 3.28m)

A front reception room with an open fireplace having a tiled surround and hearth, picture rail and a window to front.

### DINING ROOM

14'0" x 12'0" (4.27m x 3.66m)

The larger of the two reception rooms with an open fireplace having a tiled surround and hearth, built-in double cupboard with shelving to the recess, picture rail, window to front and door through to the kitchen.

### KITCHEN

15'2" + recess x 8'10" (4.62m + recess x 2.69m)

Positioned at the rear of the house the kitchen requires complete modernisation, currently fitted with basic cabinets and worktops with a stainless steel sink, windows to the side and rear, Worcester gas central heating combi boiler and electrical fuse board (not tested), gas meter (disconnected), further window to rear within the recess under the stairs and door leading out to the rear garden.

### FIRST FLOOR LANDING

The landing has a window to rear above the stairs, loft hatch, access to three bedrooms, bathroom and separate toilet.

### BEDROOM ONE

14'0" x 12'0" (4.27m x 3.66m)

Having a window to front, original open fireplace, built-in double cupboard with shelving to the recess.

### BEDROOM TWO

12'0" x 10'9" (3.66m x 3.28m)

A second double bedroom with an original open fireplace and tiled hearth, window to front.

### BEDROOM THREE

8'0" x 8'0" (2.44m x 2.44m)

A single bedroom with an original open fireplace and window to rear.

### BATHROOM

6'9" x 5'10" (2.06m x 1.78m)

Requiring modernisation but is currently fitted with a white wash hand basin and a panelled bath with a tiled surround and shower over, obscure window to rear and shaver point.

### SEPARATE TOILET

Accessed off the landing, the separate toilet is fitted with a white wc, obscure window to side and recess above the staircase.

### OUTSIDE

The property is situated within one of Radcliffe on Trent's most sought after locations towards the top end of Cropwell Road heading out towards Radcliffe on Trent Golf Club. The house stands alone and within its own plot approaching 1/4 of an acre, set back slightly from the road with garden land predominantly laid to lawn down both sides and the rear. Timber panelled fencing screens the property to its front boundary with gates leading up to the

house and into the plot. There is a small lawned frontage and a path leading up with a couple of steps to a side entrance door.

### **GARDENS**

The lawned gardens run down each side of the house and continue to the main area of garden at the rear being open and clear with just a few shrubs and trees. Timber panelled fencing to one side boundary. Any temporary Heras fencing will be removed prior to any completion. The plot is surrounded by neighbouring countryside and woodland predominantly owned by Nottinghamshire County Council and leased back to Radcliffe Parish Council forming with countryside walks up to Dewberry Hill. The plot affords an east facing aspect from the rear and west facing from the front.

### **ADDITIONAL TERMS**

Following completion of the purchase of the property the buyer will commission and have carried out an ecological survey and comply fully with any ecological constraints revealed by the survey. The buyers will also within a reasonable timescale erect fencing along the rear boundary of the Property and along the eastern boundary of the Property.

### **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 currently registered as council tax band D.

### **VIEWINGS**

By appointment with Richard Watkinson & Partners.









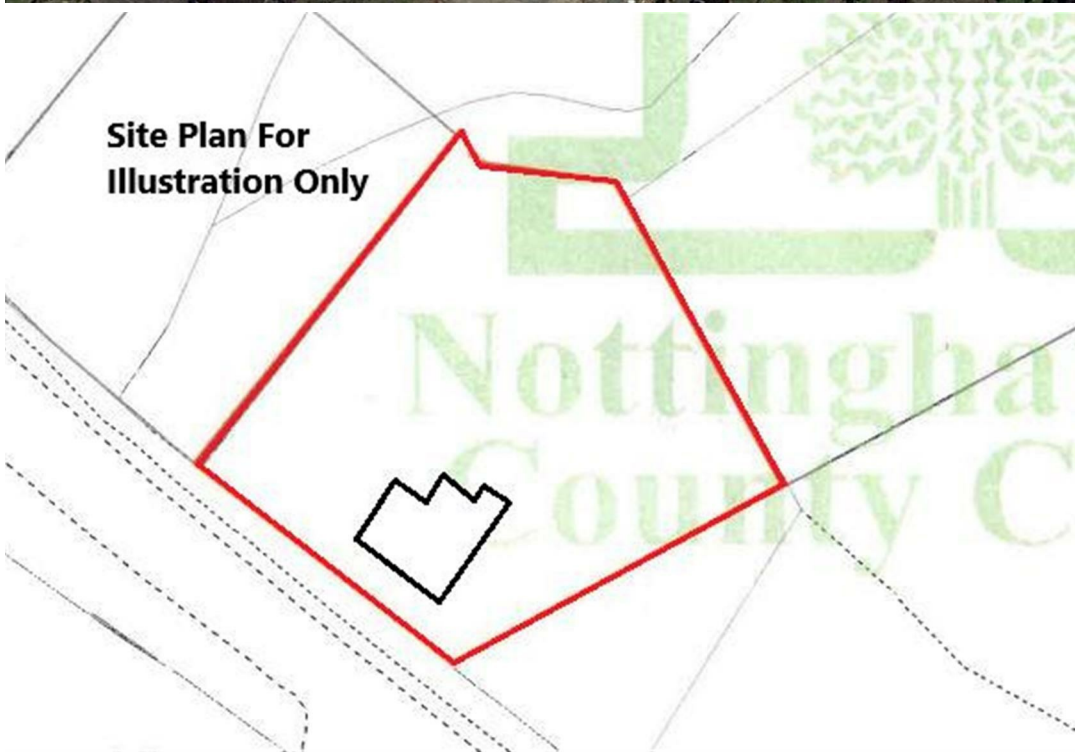
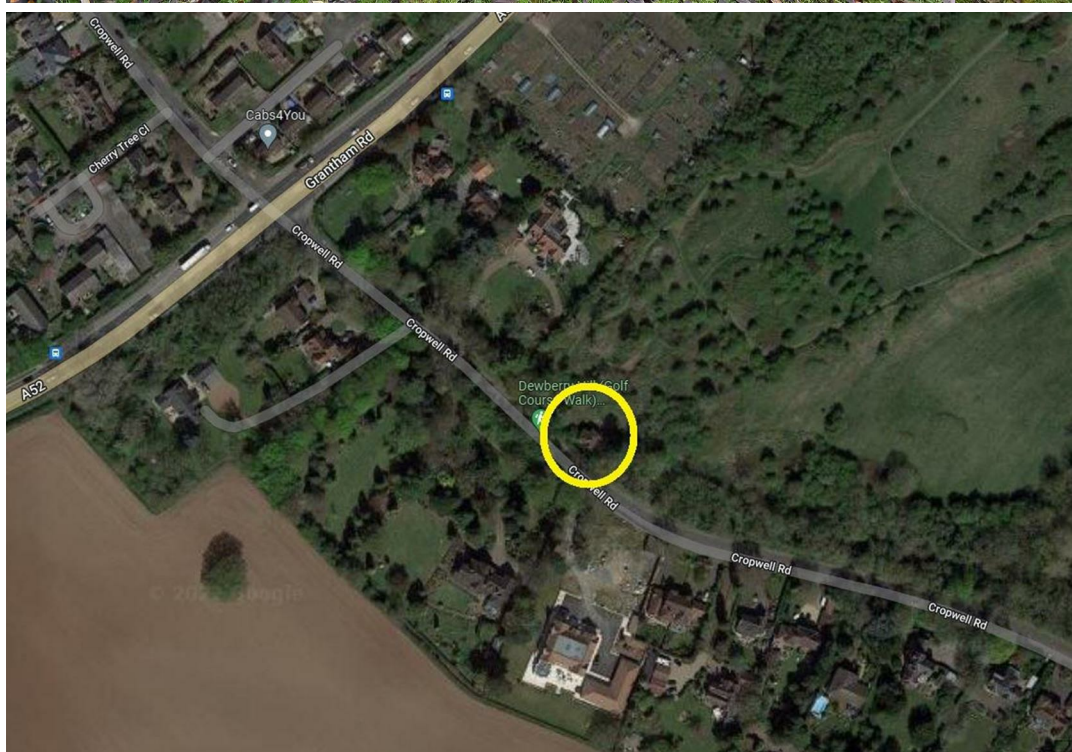






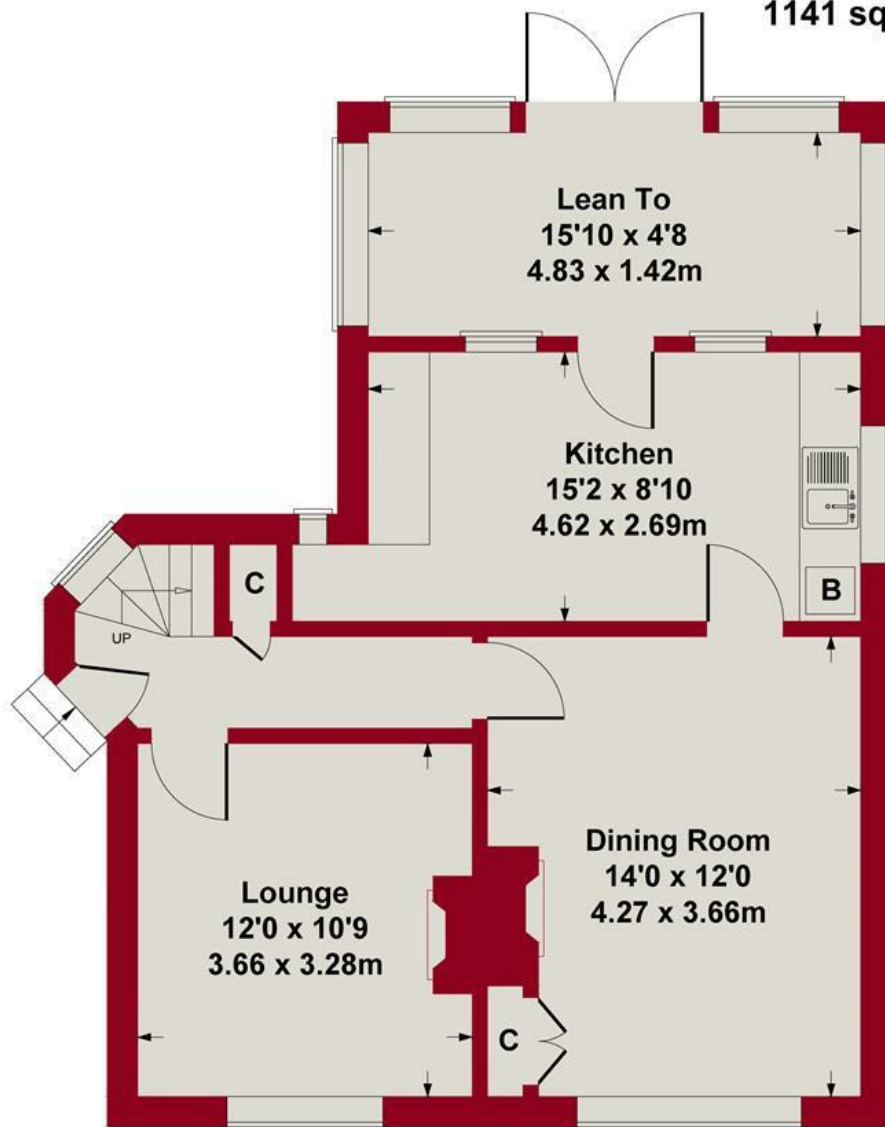




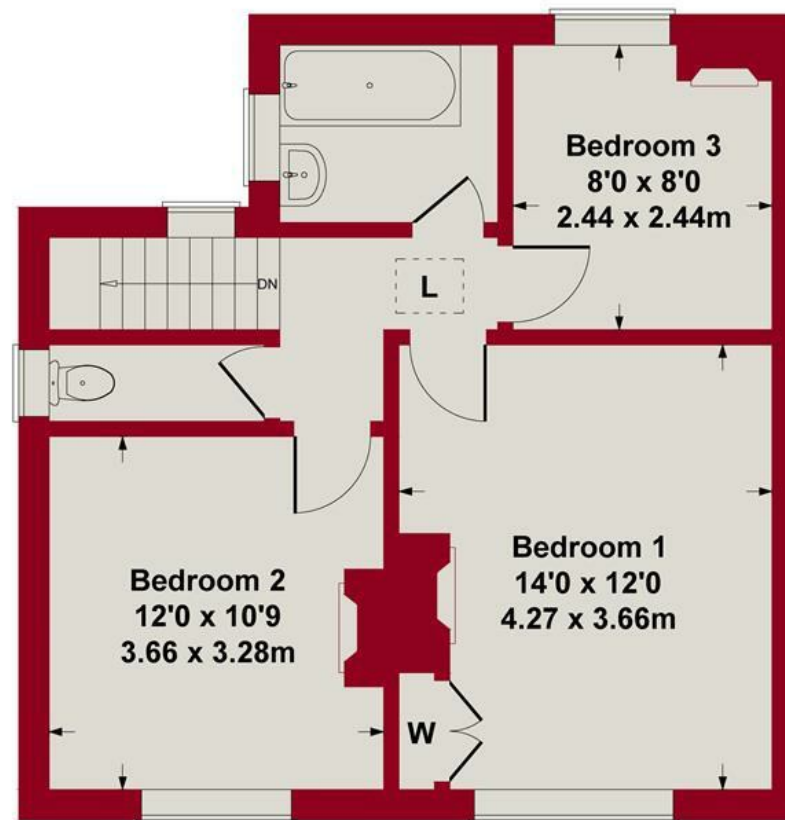




Approximate Gross Internal Area  
1141 sq ft - 106 sq m



GROUND FLOOR



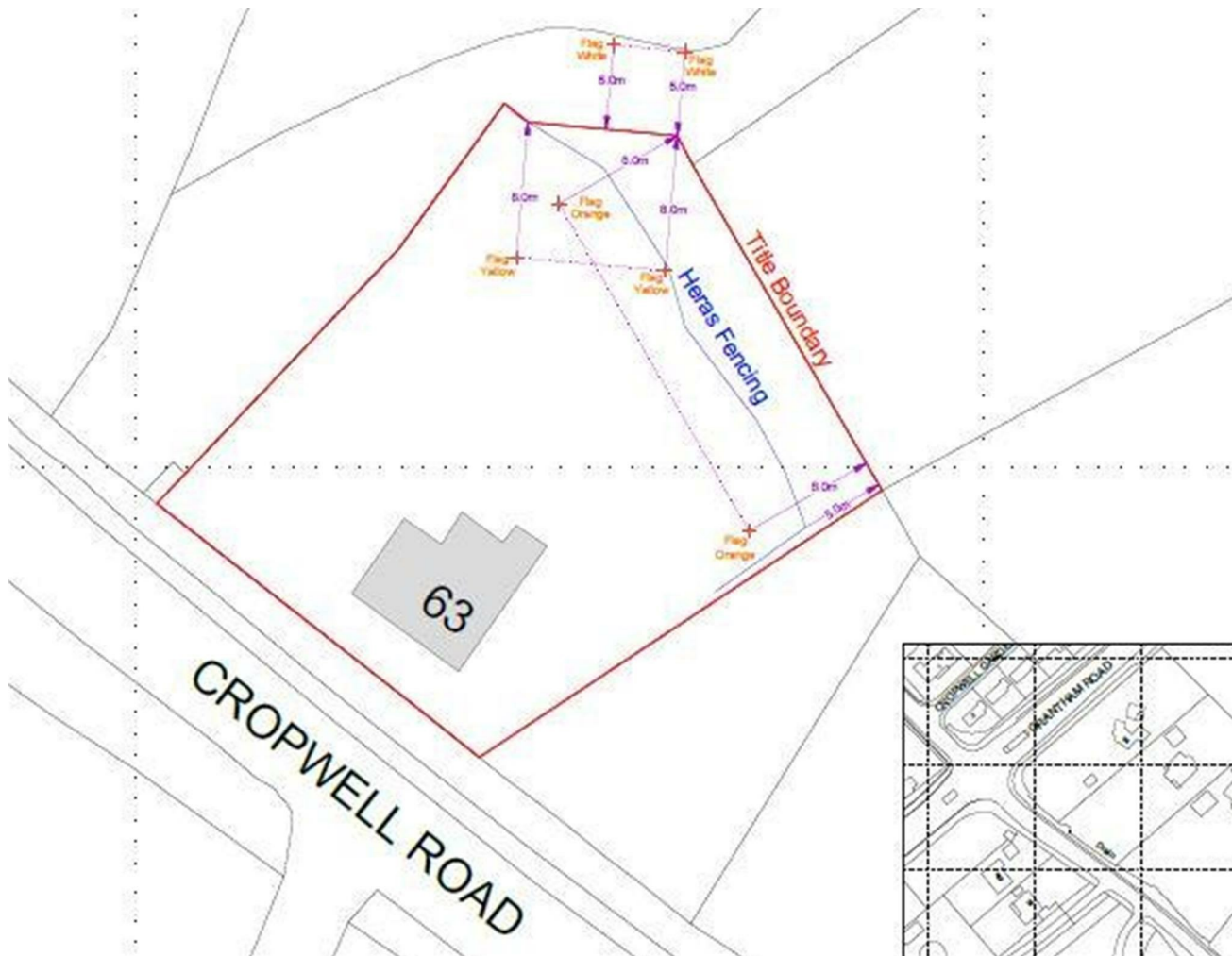
FIRST FLOOR

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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 RICHARD  
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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		
		82
	53	
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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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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