



**3 Westcliffe Avenue, Radcliffe on Trent,
Nottingham, NG12 1BT**

£260,000
Tel: 0115 9336666

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

An excellent opportunity to purchase a spacious and well appointed semi detached home, occupying a generous plot and offered for sale with the advantage of 'no chain'.

Ideal for families the accommodation includes an entrance hall with useful storage, a large dual aspect, L shaped lounge/diner, a kitchen fitted with a range of Shaker style units and space for a breakfast table and chairs if preferred. There is a useful utility and ground floor w/c then to the first floor, three bedrooms and a bathroom in white whilst outside the larger than average plot includes driveway parking, lawned gardens and the potential to extend (subject to necessary permissions).

Must view !

ACCOMMODATION

A solid timber panelled entrance door with a decorative view pane leads into the reception hall.

RECEPTION HALL

With laminate flooring, central heating radiator, stairs rising to the first floor with useful understairs storage cupboard. There is a uPVC double glazed window to both the front and side elevations plus a built-in coats cupboard with shelving and coat hooks.



KITCHEN

Fitted with a range of Shaker style base and wall cabinets in light oak effect laminate with granite effect worktops and upstands, an inset stainless steel sink with mixer tap and space for appliances including plumbing for a dishwasher and a gas cooker point. Laminate flooring, tiling for splashbacks, central heating radiator, a uPVC double glazed window to the side aspect and a wall mounted Ideal Logic central heating boiler with programmer to the side. A part glazed door leads into the utility/lobby.



UTILITY/LOBBY

With double glazed French doors leading out onto the garden and a further uPVC double glazed door to the side aspect, laminate flooring throughout, a large central heating radiator, uPVC double glazed windows to the side and rear elevations and a utility area with fixed rolled edge worktop, inset stainless steel sink with mixer tap and base cabinet plus space beneath for appliances including plumbing for a washing machine.



GROUND FLOOR WC

Fitted in white with a wall mounted wash basin with hot and cold taps and a dual flush toilet.

LOUNGE DINER

A spacious L shaped reception room with coved ceiling, dado rail, uPVC double glazed windows to both the front and rear plus two central heating radiators.



FIRST FLOOR LANDING

With a central heating radiator, uPVC double glazed window to the front aspect, access to the loft and an airing cupboard housing the foam insulated hot water cylinder with slatted shelving above.

BEDROOM ONE

A spacious double bedroom with a central heating radiator, two uPVC double glazed windows to the rear aspect and a built-in wardrobe with hanging rail and shelving.



BEDROOM TWO

A double bedroom with a central heating radiator, uPVC double glazed window to the rear aspect and a built-in wardrobe with hanging rail and shelving.



BEDROOM THREE

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

BATHROOM

Fitted in white with a pedestal wash basin with hot and cold taps, a dual flush toilet and a panel sided bath with drench head mixer shower. Tiling for splashbacks, chrome towel radiator and a uPVC double glazed obscured window to the side aspect.



DRIVEWAY PARKING

A single width driveway parking leads from the front of the plot and along the side of the property providing driveway standing for several cars.

GARDENS

The property occupies a generous plot with a privet hedge frontage and a paved pathway leading to the front door. The rear garden is enclosed with a combination of fencing, is mainly set to lawn and includes a timber summerhouse plus a paved patio area.



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.

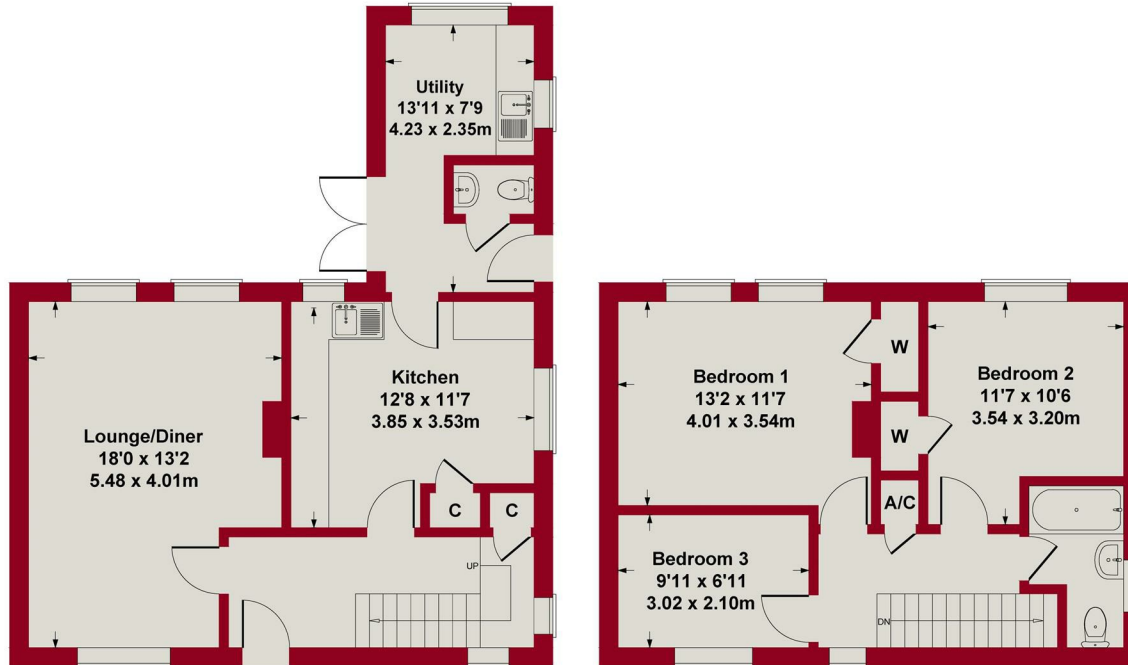
COUNCIL TAX

The property is registered as council tax band C.

VIEWINGS

By appointment with Richard Watkinson & Partners.

**Approximate Gross Internal Area
1055 sq ft - 98 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. 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			82
(69-80) C			
(55-68) D		62	
(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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34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk



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