



4 Barry Close, Radcliffe on Trent, Nottingham,  
NG12 1DY

25% Shared Ownership £55,000

Tel: 0115 9336666

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

- SHARED OWNERSHIP OPPORTUNITY
- Approximately 682 Sq. Feet
- Dining Kitchen with Appliances
- Bathroom with White Suite
- Enclosed Rear Garden
- A Modern Semi-Detached Home
- Lounge, Ground Floor W/C
- 2 Double Bedrooms
- Driveway For 2 Cars
- £55,000 Represents a 25% Share

A great opportunity to get onto the property ladder, this modern semi-detached home was recently constructed by William Davis Homes and offers well-appointed accommodation extending to approximately 680 square feet.

The accommodation is well-appointed and includes an entrance hall, a lounge, a modern dining kitchen, ground floor W/C, 2 double bedrooms and a 1st floor bathroom.

Outside is driveway parking for 2 cars and an enclosed rear garden and viewing is highly recommended.

### ACCOMMODATION

A composite entrance door leads into the entrance hall.

### ENTRANCE HALL

With a central heating radiator, consumer unit, central heating programmer, stairs rising to the first floor and a door into the lounge.

### LOUNGE

With a central heating radiator, a uPVC double glazed window to the front aspect and a door into the dining kitchen.

### DINING KITCHEN

Situated across the rear of the property and fitted with a modern range of contemporary style base and wall cabinets in grey, with contrasting worktops and upstands, an inset stainless steel one and a half bowl single drainer sink with mixer tap and a range of appliances including an integrated fridge freezer, a Hotpoint oven with four zone gas hob, stainless steel splashback and chimney extractor hood over, an integrated slimline Smeg dishwasher and washing machine by Indesit. Central heating radiator, boiler concealed within 1 of the units, spotlights to the ceiling, a uPVC double glazed window and door to the rear garden and a door into the ground floor cloakroom.

### CLOAKROOM W/C

Fitted in white with a close coupled toilet and a wash basin with mixer tap and tiled splashback. Central heating radiator and extractor fan.

### FIRST FLOOR LANDING

With access hatch to the roof space and a central heating radiator.

### BEDROOM ONE

A good sized double bedroom with a central heating radiator and a uPVC double glazed window to the rear aspect.

### BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a useful built-in cupboard over the stairs with shelving.

### BATHROOM

Fitted in white with a panel sided bath with mixer tap and mains fed shower with glazed shower screen. There is a close coupled toilet, a pedestal wash basin with mixer tap and tiled splashback plus extractor fan and spotlights to the ceiling and a chrome towel radiator.

### DRIVEWAY PARKING

A double length driveway sits to the side of the property providing parking for two cars.

### GARDENS

The majority of the gardens sit to the rear of the property, being totally enclosed with timber panelled fencing and mainly set to lawn.

### SHARED OWNERSHIP INFORMATION

The property is offered on a 25% Shared Ownership Basis. Additional percentages may be available.

Property Tenure is Leasehold. Term: 125 years from May 2021

The property is leasehold with a monthly rent of £405.54 (From 1st April 2024) payable along with a monthly service charge of £35.55 as of 1st April 2024. The service charge includes buildings insurance, Estate Management fees and general Management fees.

All potential purchasers must be approved via application to Riverside Home Ownership - Please ask Richard Watkinson and Partners for an Application Form and an Applicant Information Sheet if you wish to make an offer.

### 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.

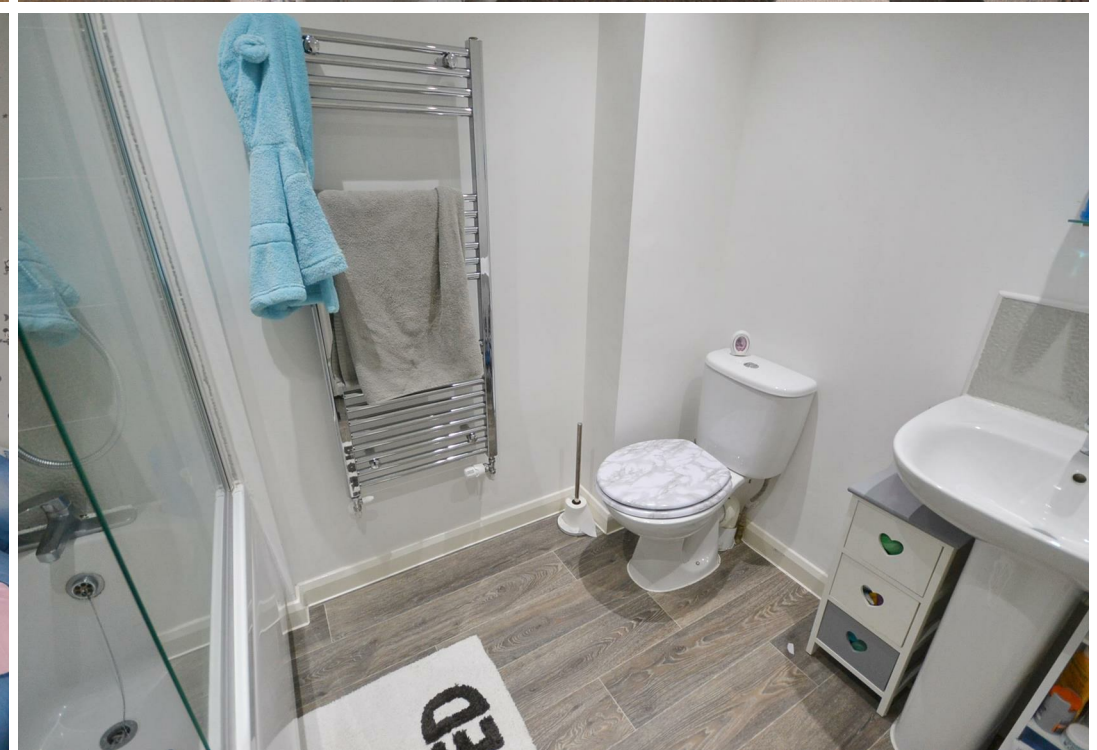
### VIEWINGS

By appointment with Richard Watkinson & Partners.

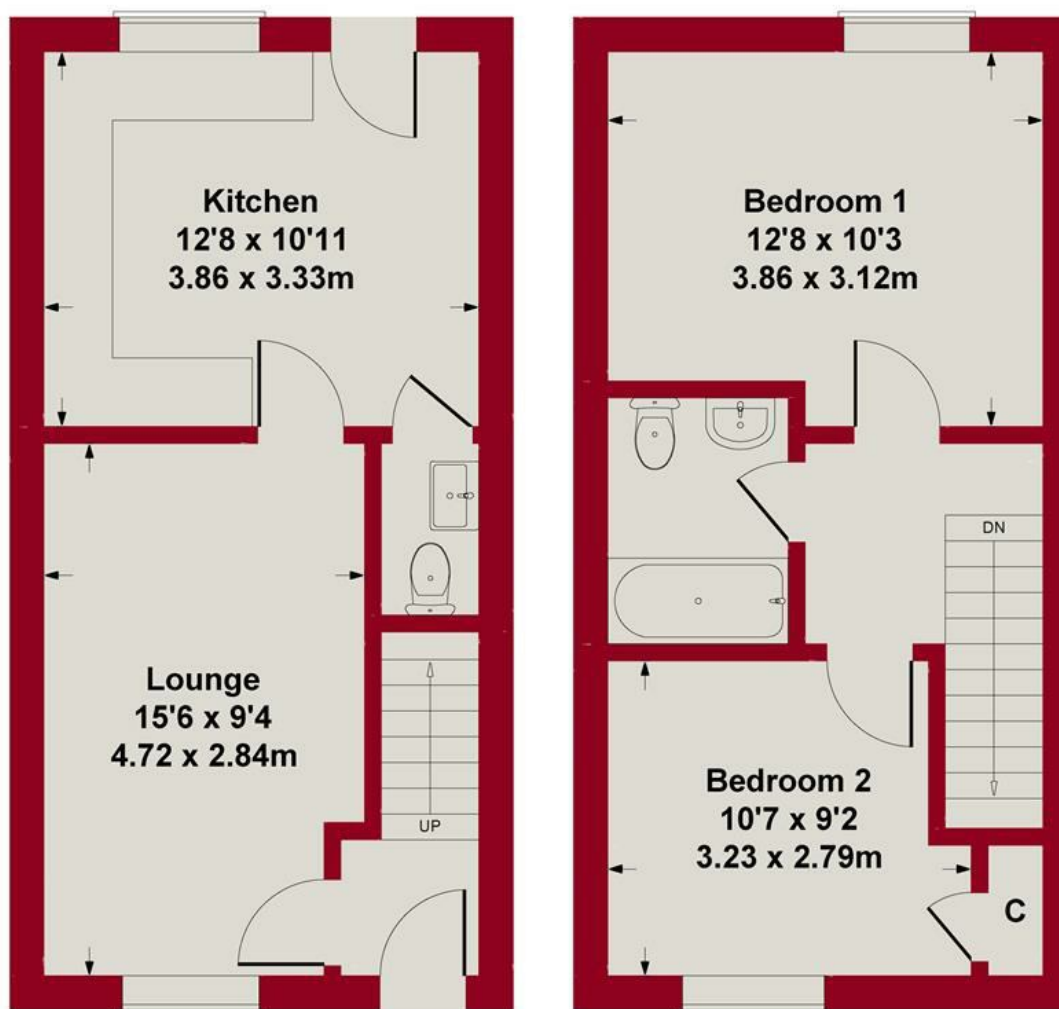








**Approximate Gross Internal Area**  
**682 sq ft - 63 sq m**



**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. 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.

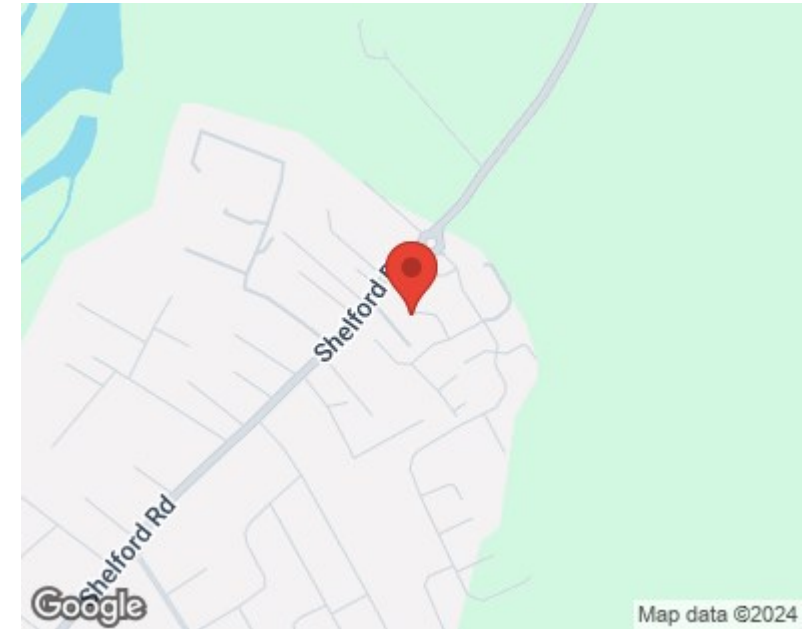
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <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



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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



**RICS**



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Registered in England. Ltd Registration number: 07140024

34 Main Road,  
Radcliffe On Trent NG12 2FH  
Tel: 0115 9336666  
Email: [radcliffeontrent@richardwatkinson.co.uk](mailto:radcliffeontrent@richardwatkinson.co.uk)

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