



15 Birkin Avenue, Radcliffe on Trent,  
Nottingham, NG12 1DQ

Offers Over £180,000  
Tel: 0115 9336666

 RICHARD  
WATKINSON  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers

A fantastic opportunity to purchase a competitively priced end-terraced house, offering accommodation extending to approximately 925 square feet, with excellent scope for modernisation allowing buyers to update a property to their own taste and specification.

The accommodation comprises an entrance hall, a dual aspect lounge, kitchen and useful utility room/store plus 3 bedrooms and a shower room to the 1st floor.

The property occupies a generous plot with lawned frontage and space for the creation of a driveway (subject to consent) plus a generous and enclosed rear garden affording a preferred southerly aspect.

#### **ACCOMMODATION**

A timber panelled entrance door leads into the entrance hall.

#### **ENTRANCE HALL**

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

#### **LOUNGE DINER**

A dual aspect lounge with a coved ceiling, a uPVC double glazed leaded window to the front aspect and uPVC double glazed sliding patio doors leading onto the rear garden. There is a central heating radiator and a door into the kitchen.

#### **KITCHEN**

Fitted with a range of base and wall cabinets with rolled edge worktops, tiled splashbacks, an inset stainless steel single drainer sink with mixer tap, a built-in oven and a four ring gas hob. There is space for further appliances including plumbing for a washing machine then a uPVC double glazed window overlooking the rear garden and a part glazed door to the rear storm porch.

#### **REAR STORM PORCH**

With a further door into the rear garden.

#### **UTILITY/STORE**

With a part glazed door to the front, single glazed window, wall mounted central heating boiler and providing useful storage with the potential to upgrade.

#### **FIRST FLOOR LANDING**

Having a uPVC double glazed window to the rear aspect, an airing cupboard housing the foam insulated hot water cylinder.

#### **BEDROOM ONE**

A double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a range of fitted bedroom furniture.

#### **BEDROOM TWO**

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

#### **BEDROOM THREE**

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

#### **SHOWER ROOM**

Comprising a pedestal wash basin with hot and cold taps, a toilet, and a shower area with wall mounted Mira electric shower and tiling for splashbacks. There is a central heating radiator and two uPVC double glazed obscured windows to the front aspect.

#### **GARDENS & DRIVEWAY**

The property occupies a sizeable plot, including a generous lawned frontage edged with privet hedging and with the opportunity to create off street parking, having a dropped kerb to the pavement at the front. The rear garden is fully enclosed with a combination of mature privet hedging and timber panelled fencing and is mainly set to lawn.



#### **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.

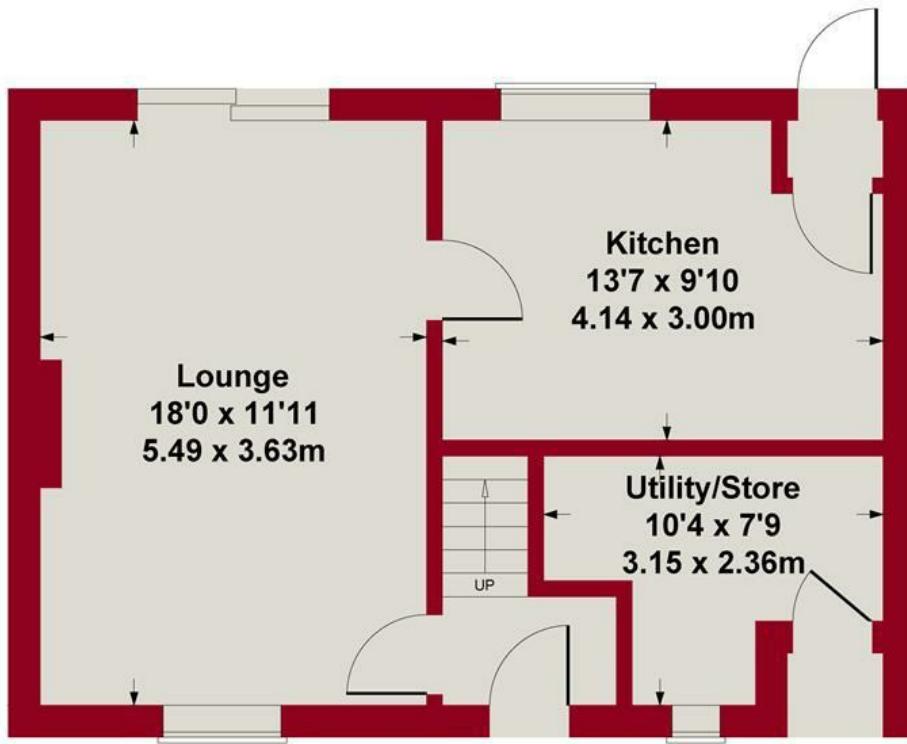
#### **COUNCIL TAX**

The property is registered as council tax band B.

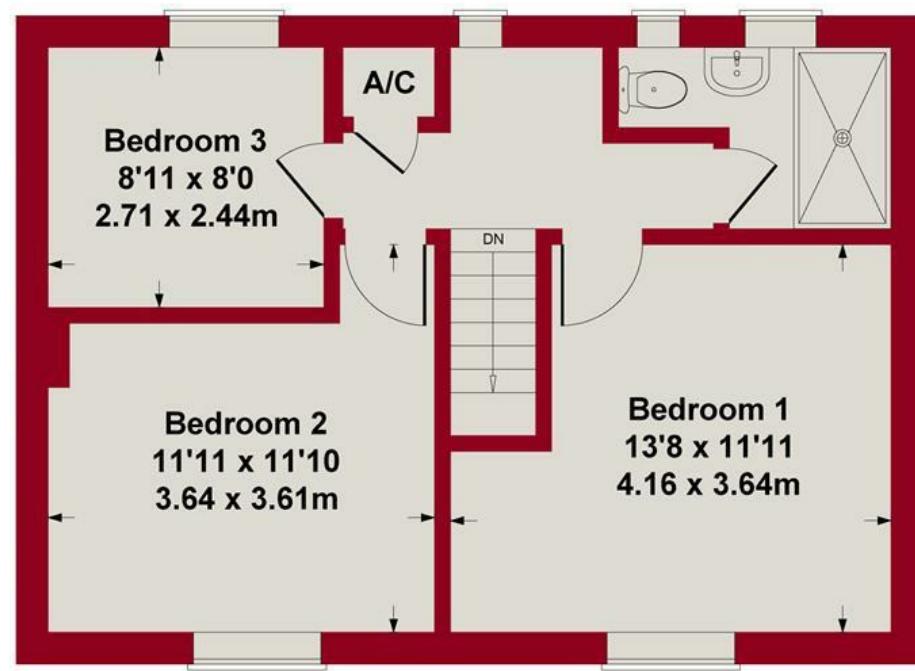
#### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

Approximate Gross Internal Area  
926 sq ft - 86 sq m



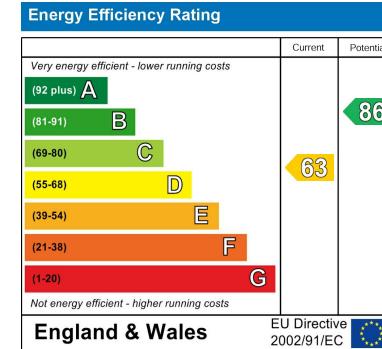
GROUND FLOOR



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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**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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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



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