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Nottinghamshire  
NG13 8AR

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**12 EASTWOOD ROAD, RADCLIFFE-ON-TRENT, NOTTINGHAM,  
NOTTINGHAMSHIRE NG12 2FZ**

**£250,000**

## 12 EASTWOOD ROAD, RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE NG12 2FZ

A considerably extended three bedroomed semi mid-terrace home in the heart of Radcliffe on Trent. This has created a versatile room that could be used as a Bedroom and a work space or dressing area with the added benefit of an en-suite shower room.

The beautifully proportioned layout boasts two versatile reception rooms. To the front, an inviting lounge serves as a welcoming retreat, while the rear dining room offers an elegant space for entertaining. The dining area connects smoothly into a well-appointed kitchen, which is further enhanced by a practical side porch offering convenient secondary access. The ground floor features a luxury four-piece family bathroom to the rear. Upstairs, the first floor unveils three well-proportioned, light-filled bedrooms complemented by a separate and highly convenient cloakroom / W.C.

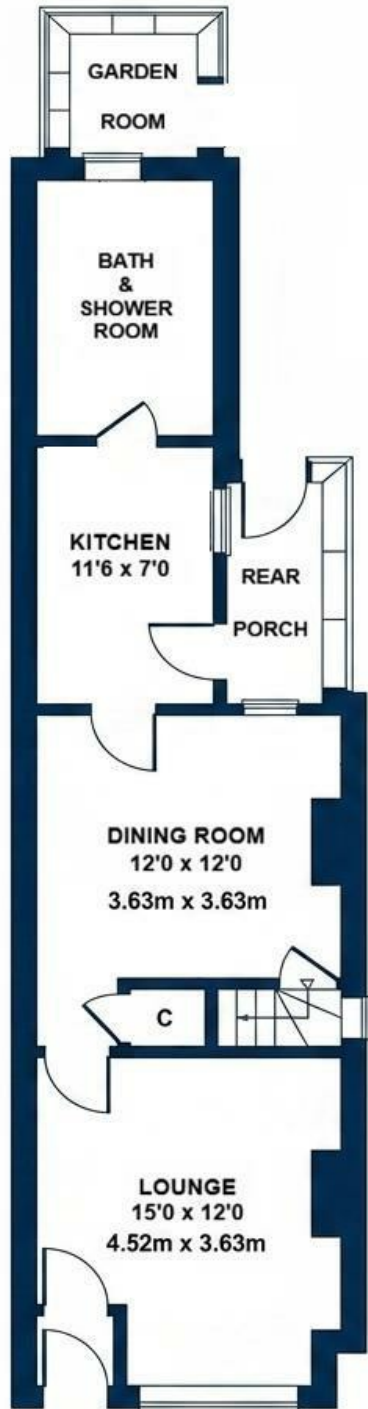
The property boasts a private, walled frontage with secure timber-gated side access leading to an extremely well-stocked and mature rear garden. Perfectly optimized for outdoor living, this enclosed sanctuary features - an elegant patio area designed for al fresco dining and entertaining.

A versatile, detached garden room/conservatory—bathed in sunlight and enjoying a highly coveted, south-westerly aspect.

The closest Bus Stop to travel eastwards towards Bingham is only 125 yards away and to travel westwards to Nottingham, only 100 yards... perfect!

Radcliffe on Trent is a popular residential village located approximately 6 miles from Nottingham. The village has a wide selection of local shops, pubs, restaurants and amenities along with Primary and Secondary Schools. Road networks are easily accessed from the A52 to the A46 and A1 to Newark and Grantham where there is a train link to London in approximately 71 minutes.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(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 <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	

**Council Tax Band** **B**

**DIRECTIONAL NOTE** From the Main Road within the centre of Radcliffe on Trent, continue eastwards onto Bingham Road and pass All Creatures Veterinary Practice and Lorne Grove on your left, then taking the second right onto Eastwood Road where this property is found on the right hand side, clearly identified by the Hammond Property Services For Sale Board.

**For Sat Nav use Post Code:** NG12 2FZ

The neighbouring Market Town of Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham & Radcliffe also enjoy direct rail links to Nottingham and Grantham.

As many buyers are aware, homes of this size and price range in Radcliffe are at a real premium – particularly those with such a fantastic and mature rear garden! With this in mind, coupled with the realistic asking price we anticipate a high degree of interest. Please note that the property is being offered For Sale with the benefit of NO CHAIN to enable a speedy purchase. See it this week to avoid disappointment!

# BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.



For more details, email [sponsorship@hammondpropertyservices.com](mailto:sponsorship@hammondpropertyservices.com)



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,183 in 2025 for this extremely important Charity.

For details of our latest quiz, please visit [www.hammondpropertyservices.com/quiz](http://www.hammondpropertyservices.com/quiz)

## ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

## DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

## IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

## REFERRAL FEES

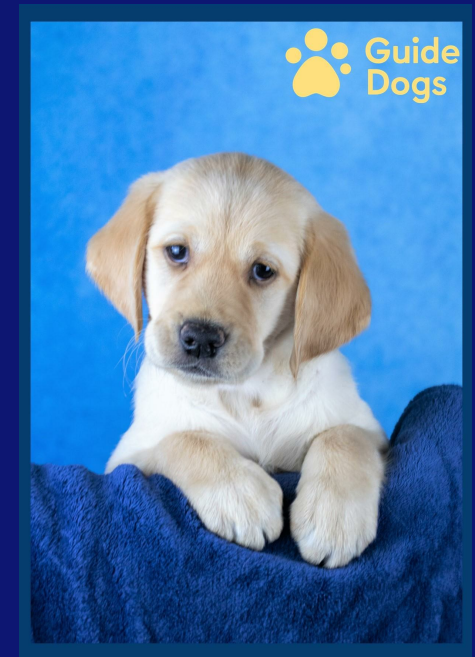
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st January 2026

## Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





Double glazed entrance door into a lobby with a further door into the

**LOUNGE**

15'0 x 12'0 (4.57m x 3.66m)  
with a central heating radiator and a double glazed window to the front.

**SITTING / DINING ROOM**

12'0 x 12'0 (3.66m x 3.66m)  
with a central heating radiator and a double glazed window to the rear. A panelled door leading to the stairs.





### **KITCHEN**

11'6 x 7'0 (3.51m x 2.13m)

Fitted with a range of base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset stainless steel single drainer sink with hot and cold taps and space for appliances including a gas cooker point and plumbing for a dishwasher. There is a uPVC double glazed door and window into the lean-to conservatory and a cupboard housing the Ideal combination boiler.





### **BATH & SHOWER ROOM**

A spacious four-piece suite comprising a pedestal wash basin, low flush W.C., and a panelled bath. It also features a separate walk-in shower enclosure with a glazed door and a Triton electric shower. The room is finished with tiled splashbacks, a central heating radiator, and a uPVC double-glazed obscured window to the rear aspect.

### **LEAN-TO REAR PORCH**

with double glazed windows and door to the rear.





**FIRST FLOOR LANDING**

with a central heating radiator and access to the loft.

**BEDROOM 1**

12'0 x 12'0 (3.66m x 3.66m)

with a central heating radiator and a double glazed window to the front. Over-stairs storage cupboard.

**BEDROOM 2**

12'0 x 9'0 (3.66m x 2.74m)

with a central heating radiator and a double glazed window to the rear.



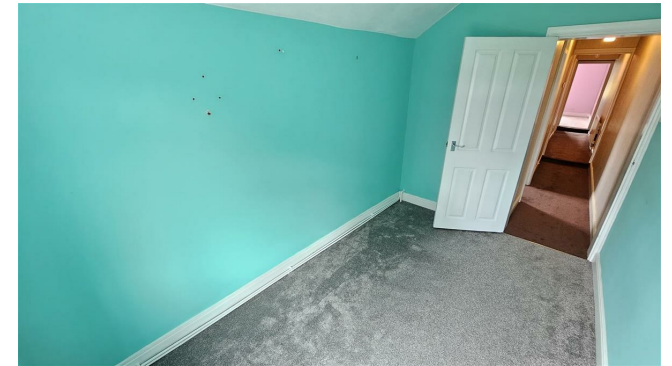


### **SEPARATE W.C. & WASHBASIN**

Fitted with a two piece cloakroom suite including a low flush W.C. and a vanity wash basin with hot and cold taps and tiled splashbacks. There is a central heating radiator, a uPVC double glazed obscured window to the side aspect, an electric shaver point and a built-in double utilities cupboard with plumbing for a washing machine.

### **BEDROOM 3**

11'6 x 7'0 (3.51m x 2.13m)  
with a central heating radiator and a double glazed window to the rear.





### **OUTSIDE - FRONT & REAR**

There is a small walled frontage with gated access leading via the side of the property and into the rear garden which is fully enclosed with timber panelled fencing and includes a paved pathway leading to the rear where a useful double timber shed is located. There are well stocked and established borders as well as a shaped lawned area and patio seating. GARDEN ROOM / CONSERVATORY - overlooking the rear garden, with uPVC and brick construction, with uPVC double glazed windows and aluminium framed sliding patio doors





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Steve Pritchett

Please contact us for a FREE discussion on our services

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Mortgages for:  
 First Time Buyers  
 Home Movers  
 Re-mortgages  
 Buy to Lets - inc HMOs

Protection for:  
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 Critical Illness  
 Income Protection

## Did you know that we have a Rental Department?

Are you a landlord?

We have several options, including

**FULLY MANAGED, RENT COLLECTION or LET ONLY**

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

Please call **Denise Campbell** on **01949 87 86 90**

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Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on **01949 87 86 85** to arrange a suitable time for us to call out and to discuss what we do and how we do it!