

# HoldenCopley

PREPARE TO BE MOVED

Eastwood Road, Radcliffe-On-Trent, Nottinghamshire NG12 2FZ

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Guide Price £280,000

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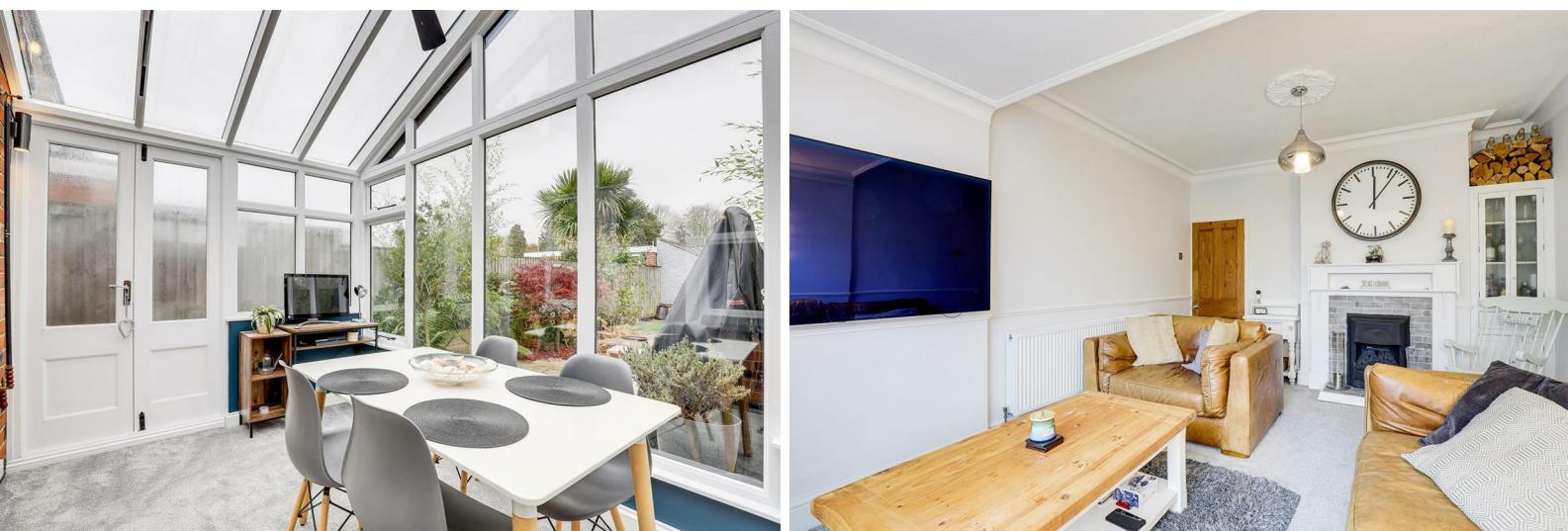


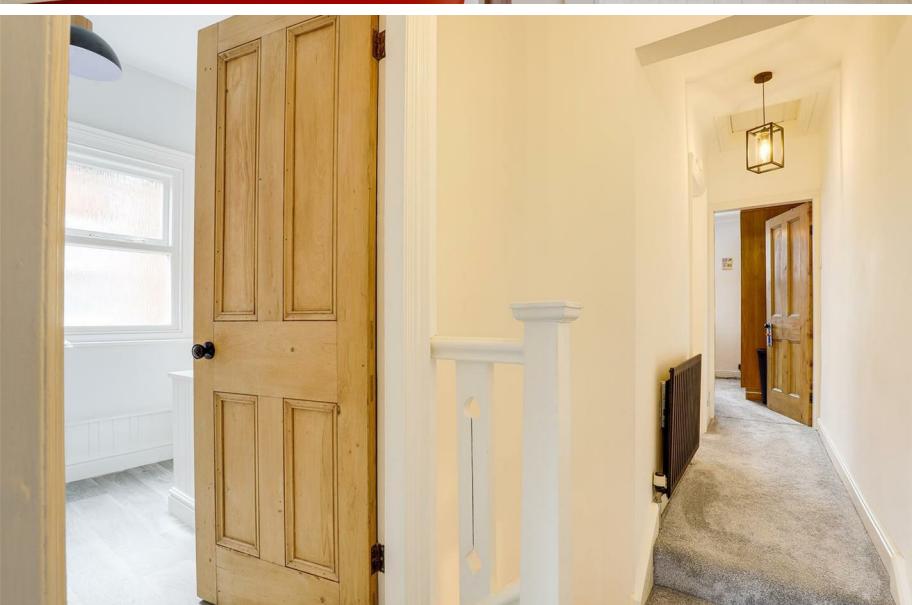
GUIDE PRICE £280,000 TO £300,000.

SEMI DETACHED HOUSE...

Nestled on a peaceful no-through road in the heart of a village, this well-presented semi-detached home offers an ideal lifestyle for a range of buyers. Just steps from the local schools and a short stroll from the village centre, residents enjoy easy access to a variety of shops and excellent transport links. The ground floor welcomes you with a bright entrance hall leading to a spacious living room with a bay window, perfect for natural light. Beyond, a hallway provides access to a well-equipped kitchen and a cosy family room featuring a character fireplace, which opens into a lovely conservatory with direct access to the rear garden. Upstairs, the property offers two generous double bedrooms, a stylish four-piece bathroom suite, and a separate W/C, providing both comfort and convenience. Outside, the front of the property includes a block-paved pathway, gravelled border, and on-street parking. The enclosed rear garden is a delightful retreat, complete with a patio area, lawn, greenhouse, two outbuildings, raised planters, and mature shrubs and trees, all within a fence-panelled boundary for privacy.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room & Family Room
- Fitted Kitchen
- Conservatory
- Four-Piece Bathroom Suite & Separate W/C
- Enclosed Rear Garden
- Sought After Location
- Close To Local Amenities
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

12'2" x 2'8" (3.71m x 0.83m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

### Living Room

10'11" x 12'0" (3.33m x 3.66m)

The living room has a UPVC double glazed bay window to the front elevation, a double radiator, a TV point, coving to the ceiling, and carpeted flooring.

### Hall

2'7" x 14'9" (0.81m x 4.52m)

The hall has a radiator, an in-built cupboard, and wood-effect flooring.

### Kitchen

8'10" x 8'10" (2.71m x 2.70m)

The kitchen has a range of fitted base and wall units with Granite worktops, twin stainless steel sink with a swan neck mixer tap, integrated double oven, gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, recessed spotlights, a radiator, tiled splashback, wood-effect flooring, a timber double glazed window to the side elevation, and a UPVC door proving access to the rear garden.

### Family Room

15'1" x 11'8" (4.60m x 3.56m)

The family room has carpeted flooring, a dado rail, coving to the ceiling, a ceiling rose, a feature fireplace, two radiators, two timber double glazed windows to the rear elevation, and a door opening to the conservatory.

### Conservatory

7'8" x 11'8" (2.34m x 3.58m)

The conservatory has carpeted flooring, timber double glazed surround, and French door opening out to the rear garden.

## FIRST FLOOR

### Landing

2'8" x 14'8" (0.82m x 4.48m)

The landing has carpeted flooring, a radiator, and access to the first floor accommodation.

### Master Bedroom

10'9" x 12'1" (3.28m x 3.69m)

The main bedroom has a UPVC double glazed bay window to the front elevation, a radiator, and carpeted flooring.

### Bedroom Two

12'1" x 9'10" (3.69m x 3.01m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, an in-built cupboard, fitted wardrobes, and carpeted flooring.

### Bathroom

8'11" x 8'11" (2.74m x 2.72m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low flush W/C, a pedestal wash basin, a freestanding bath, a shower enclosure with a wall-mounted shower fixture, a radiator, an in-built cupboard, a chrome heated towel rail, and wood-effect flooring.

### W/C

5'3" x 7'10" (1.60m x 2.39m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a radiator, an in-built cupboard, a shaver socket, and wood-effect flooring.

## OUTSIDE

### Front

To the front of the property is a block paved path, a gravelled border, access to the rear garden, and on street parking.

### Rear

To the rear of the property is an enclosed garden with a patio, a lawn, a greenhouse, three brick built outbuildings with electrics, raised planters, various planted shrubs bushes, plants and trees, and a fence panelled boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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

| Environmental Impact (CO <sub>2</sub> ) Rating                        |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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