



30 Station Terrace,
Radcliffe-On-Trent, NG12 2AH

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Thomas James are delighted to offer this semi detached home to the market.

The property provides immaculately presented accommodation arranged over three floors including; an entrance hall, a contemporary fitted breakfast kitchen, and a cloakroom/wc on the ground floor, a spacious living room, a double bedroom, and a family bathroom on the first floor, and a master bedroom on the second floor.

Modernised to a high standard, the property benefits from UPVC double glazing, and gas central heating with a combination boiler, has a low maintenance enclosed garden to the rear, plus off road parking and a large integral garage.

Nestled right in the heart of the sought after south Nottinghamshire village of Radcliffe-On-Trent, the property is conveniently situated with walking distance of excellent facilities including infant, junior and secondary schools, a thriving high street, a health centre, library and churches. There are rail links to Nottingham and beyond, and excellent transport links to Nottingham, Grantham and Leicester.

Viewing is highly recommended.

Guide Price £240,000





ACCOMMODATION

The composite entrance door opens to the entrance hall. The entrance hall has tiled flooring, stairs off to the first floor, and doors into the breakfast kitchen, and the cloakroom/wc.

Fitted with a range of matching base units, with tiled splash backs (with feature lighting), solid work surfaces, and a breakfast bar, the breakfast kitchen has a Belfast sink with a mixer tap over, and integrated appliances including; a dishwasher, a fridge/freezer, a fan assisted oven, and an induction hob with an extractor hood over. There are windows to the side and rear.

The ground floor cloakroom/wc is fitted with a vanity unit incorporating the concealed flush wc and the wash hand basin. The wall mounted Worcester Bosch combination boiler is housed here, and there is also a storage unit.

On reaching the first floor, the landing has stairs off to the second floor, and doors into the living room, bedroom two, and the family bathroom.

The spacious and bright living room has two windows to the front (one with a window seat), and media connection points.

Bedroom two has a window to the rear.

The family bathroom is fitted with a roll top bath with a shower and glazed screen over, a vanity unit incorporating "His & Her" wash hand basins with storage drawers beneath, and a concealed flush wc.

Completing the accommodation, the master bedroom is situated on the second floor, is double in size, and has sloping ceilings, and Velux windows to both pitches.

OUTSIDE

There is a parking space to the front of the INTEGRAL GARAGE (with an electric roller door, and power and lighting connected).

There is secure gated access to the side and rear, leading to the entrance door, and the rear garden.

The low maintenance courtyard style rear garden has been carefully landscaped, and includes; patio seating areas, pebbled beds, and well stocked raised flower and shrub beds.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,902.34.

Referral Arrangement Note

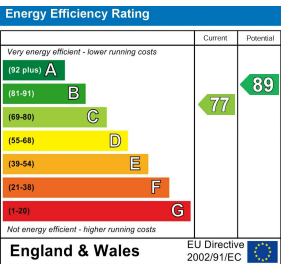
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