

HoldenCopley

PREPARE TO BE MOVED

Golf Road, Radcliffe-On-Trent, Nottinghamshire NG12 2GA

Guide Price £250,000

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NO UPWARD CHAIN...

Nestled in the heart of a charming village, this semi-detached house offers an exceptional opportunity for those seeking a project with immense potential. Ideal for a range of buyers, the property boasts an inviting ground floor layout featuring an entrance hallway, a dining room, a spacious living room perfect for family gatherings, a functional kitchen, and a convenient ground floor W/C. Ascending to the first floor, you will find three well-proportioned bedrooms and a two-piece bathroom suite. The exterior features a driveway and a mature front garden along with an enclosed rear garden. With an array of local amenities including shops, schools, and excellent transport links, this property combines village charm with modern convenience.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room Fitted Kitchen
- Two Piece Bathroom Suite & Ground Floor W/C
- Off-Street Parking
- Mature Enclosed Rear Garden
- Village Location
- Plenty Of Potential
- Must Be Viewed





GROUND FLOOR

Hallway

The hallway has carpeted flooring, a wall-mounted heater, and a UPVC door providing access into the accommodation.

W/C

This space has a UVC double glazed obscure window to the side elevation, a high level flush W/C, and exposed flooring.

Dining Room

12'10" x 9'10" (3.93m x 3.02m)

The dining room has a UPVC double glazed window to the front elevation, a wall-mounted heater, a picture rail, and carpeted flooring.

Living Room

14'2" x 11'8" (4.33m x 3.57m)

The living room has a UPVC double glazed square bay window to the rear elevation, an in-built cupboard, a wall-mounted heater, a feature fireplace, and carpeted flooring.

Kitchen

7'9" x 7'11" (2.38m x 2.42m)

The kitchen has a UPVC double glazed window to the side elevation, fitted base and wall units with a worktop, stainless steel sink with a mixer tap and drainer, partially tiled walls, tiled flooring, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Bedroom One

10'5" x 12'3" (3.18m x 3.75m)

The first bedroom has a UPVC double glazed window to the rear elevation, a wall-mounted heater, and exposed flooring.

Bedroom Two

12'3" x 10'0" (3.74m x 3.07m)

The second bedroom has a UPVC double glazed window to the front elevation, a wall-mounted heater, and carpeted flooring.

Bedroom Three

8'0" x 9'4" (2.44m x 2.85m)

The third bedroom has a UPVC double glazed window to the rear elevation, an in-built cupboard, a wall-mounted heater, and exposed flooring.

Bathroom

6'2" x 5'4" (1.89m x 1.64m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a wash basin, with a tiled splashback, a panelled bath, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a driveway, and a mature garden.

Rear

To the rear of the property is an enclosed mature rear garden.

OUTSIDE

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

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

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

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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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

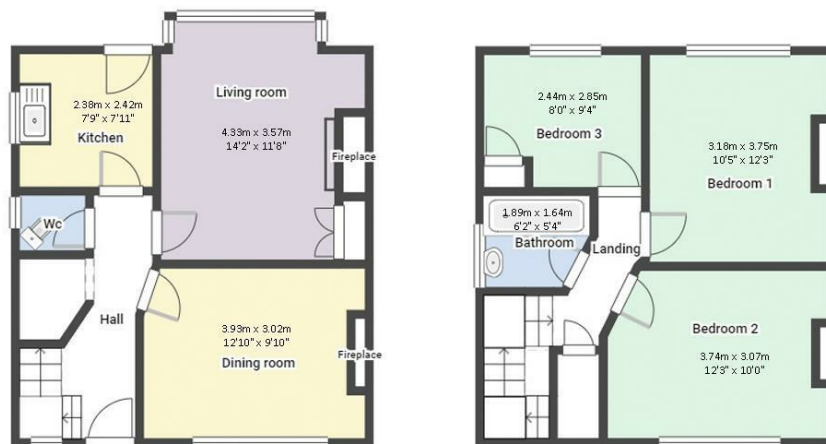
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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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