

HoldenCopley

PREPARE TO BE MOVED

Victoria Street, Radcliffe-On-Trent, Nottinghamshire NG12 2FP

Guide Price £270,000

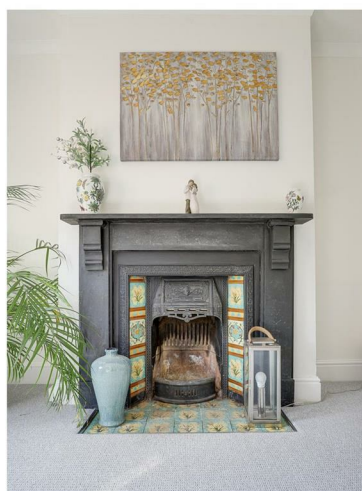
Victoria Street, Radcliffe-On-Trent, Nottinghamshire NG12 2FP



IDEAL FOR A RANGE OF BUYERS...
GUIDE PRICE - £270,000 - £290,000

This deceptively spacious end-terrace home is well-presented throughout and would make an ideal purchase for a variety of buyers. Offered to the market with no upward chain, this home is ready for you to move straight in. Situated in a sought-after village, the property is within close proximity to a range of local amenities, excellent transport links, highly regarded schools, and the ever-popular Holme Pierrepont Country Park. To the ground floor, the property offers a welcoming living room with a traditional feature fireplace, a spacious dining room, a modern fitted kitchen, a convenient utility area, and a stylish wet room-style shower room. Upstairs, the first floor hosts two generously sized double bedrooms, both boasting feature fireplaces, along with a three-piece family bathroom. Outside, there is on-street parking to the front, while to the rear, you'll find a private enclosed garden featuring a paved patio area, lawn, and a garden shed — ideal for relaxing or entertaining during the warmer months.

NO UPWARD CHAIN





- End-Terrace House
- Two Double Bedrooms
- Modern Fitted Kitchen
- Living Room With Traditional Fireplace & Separate Dining Room
- Contemporary Ground Floor Shower Room
- Three Piece Bathroom Suite
- Private Enclosed Rear Garden
- Sought After Village Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance

3*3" x 2*11" (1.01m x 0.90m)
The hall has tiled flooring, a built-in cupboard and a single composite door providing access into the accommodation.

Living Room

11*11" x 11*10" (3.65m x 3.61m)
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a traditional cast iron fireplace with a decorative surround and tiled hearth, coving and a ceiling rose.

Dining Room

12*5" max x 11*10" (3.79m max x 3.61m)
The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a built-in cupboard, a dado rail and coving.

Kitchen

11*5" x 6*11" (3.48m x 2.13m)
The kitchen has a range of fitted shaker style base and wall units with wooden worktops and a tiled splashback, a freestanding cooker with an extractor hood, an under the counter fridge, a stainless steel sink with a drainer and a swan neck mixer tap, tiled flooring, UPVC double-glazed windows to the side elevation and a single stable door providing access out to the garden.

Utility

6*7" x 2*2" (2.03m x 0.68m)
The utility has a fitted wooden worktop, space and plumbing for a washing machine, a further fitted worktop with drawers, tiled flooring and recessed spotlights.

Shower Room

7*7" x 6*7" (2.33m x 2.01m)
The shower room has a low level flush W/C, a pedestal wash basin, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring and walls, an electric shaving point, an extractor fan, a chrome heated towel rail, recessed spotlights and UPVC double-glazed obscure windows to the side and rear elevation.

FIRST FLOOR

Landing

3*8" x 2*7" (1.13m x 0.79m)
The landing has a single-glazed window to the side elevation, carpeted flooring, a spotlight and provides access to the first floor accommodation.

Bedroom Two

11*11" x 11*10" (3.65m x 3.61m)
The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a cast iron fireplace with decorative surround and coving.

Master Bedroom

12*5" x 11*10" (3.79m x 3.61m)
The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a cast iron fireplace with decorative surround and tiled hearth, a built-in cupboard and coving.

Hall

4*11" x 2.75*7" (1.52m x .84m)
The hall has carpeted flooring, shelving and a built-in cupboard.

En suite

8*4" x 6*11" (2.55m x 2.13m)
The en suite bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower and a glass shower screen, tiled flooring, partially tiled and panelled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front is on street parking and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a paved patio seating area, a lawn, mature trees, a shed and fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas - Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)
- 100 Mbps (Highest available upload speed)
- Phone Signal – All 5G & 4G & some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction - No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

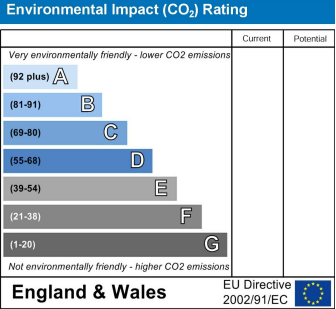
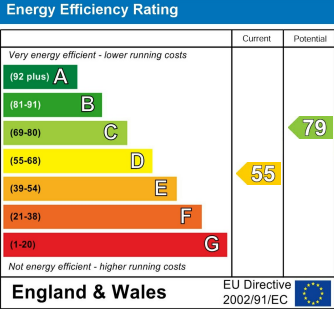
Council Tax Band Rating - Rushcliffe Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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