



14 The Green

Radcliffe-On-Trent, Nottingham, NG12 2LA



Digby & Finch
ESTATE AGENTS

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Nestled behind other properties on The Green, benefitting with views over paddocks and fields to Wharf Lane, this superbly located plot of approximately 1/4 of an acre benefits from incredible privacy whilst being very close to the brilliant local amenities Radcliffe has to offer.

Within the site sits a detached house, a stable block and a garage. The house is located to the rear of the plot, offering two bedrooms, two bathrooms and three reception rooms. Suspected to have been built around 1880, it requires substantial renovation throughout or alternatively offers developers the opportunity to erect a new dwelling on the site, subject to necessary planning consent.

accommodation

The property has two main entrance doors, the first at the front stepping through a porch that opens into the living room, and the second opening into a large porch at the rear.

Entering from the rear, the flat roof porch offers access to the downstairs bathroom, with separate WC and conservatory. This part of the house is an extension from the original building.

A door from the porch leads into the kitchen, fitted with basic kitchen facilities and housing the gas back boiler.





From here, a descending staircase provides access to the sunken stone cellar/ pantry and a door leads to the dining room which benefits from a beautiful copper fireplace which could create a wonderful focal point if restored.

The living room with front door access is located next to the dining room with a further fireplace.

Stairs rise to the first floor, where the two bedrooms are located, both featuring fitted wardrobes. From the landing half stairs descend to the bathroom fitted with a shower, bath, WC and wash hand basin.

grounds

Approached by a private, gated drive that leads behind the other properties on The Green, the property boasts spacious grounds of approximately 1/4 acre. The drive leads to a garage, whilst located to the left of the property is a stable block.

Restoration is required to the outbuildings and the garden has become overgrown with a lawned area, bushes and shrubbery galore. However, the size and layout of this plot offers an exciting opportunity for those looking to develop or with a green thumb.

services

Mains water, drainage, gas and electricity are understood to be connected. None of the services or appliances have been tested by the agent.





fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

local amenities

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants.

The village also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible.

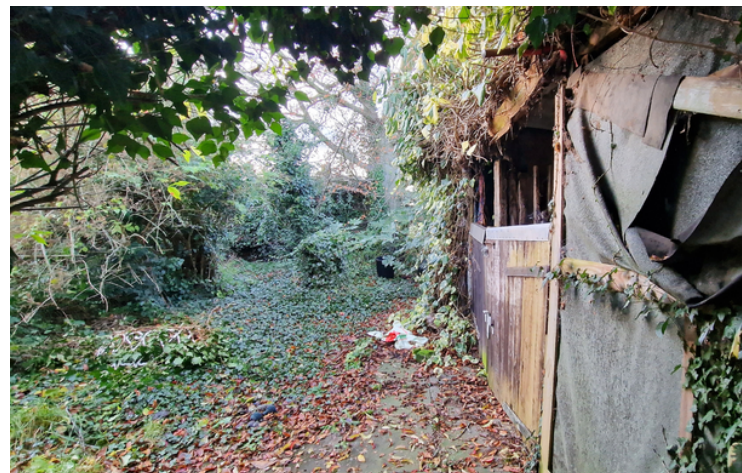
Rail connections are also good, the local line from the village station connects to the Nottingham Midland station, which has a regular service to London St. Pancras.

finer details

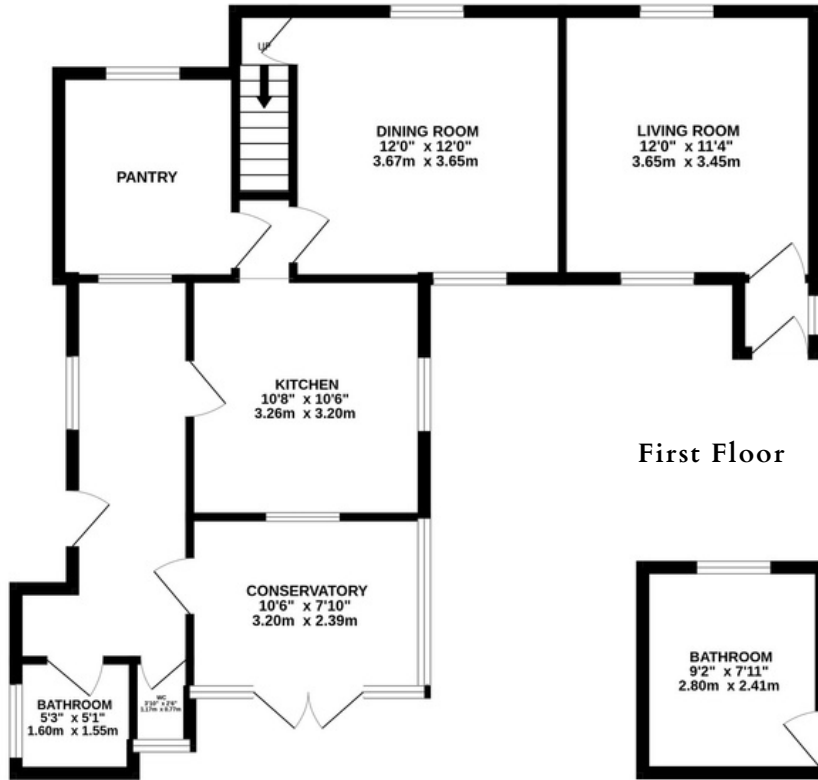
Local Authority: Rushcliffe Borough Council

Council Tax Band: C

Tenure: Freehold



Ground Floor

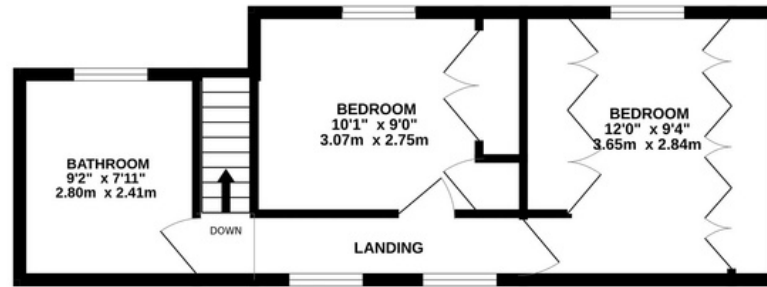


Approximate Gross Internal Area:
102.2 sq m / 102.2 sq ft

Ground Floor: 67.2 sq m / 724 sq ft
First Floor: 35 sq m / 367 sq ft

Outbuildings are not shown on plan or included within the gross internal area.

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E		44
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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