



10 Station Terrace

RADCLIFFE ON TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE, NG12 2AH



Situated in the heart of Radcliffe on Trent, only a moments' walk from Main Street with a plethora of coffee shops, public houses, convenience stores and local businesses, is this beautiful two-bedroom terraced property featuring a feature multi-fuel burner in the living room, upgraded kitchen and bathroom and lovely private garden.

ground floor

The front door opens into a fabulous porch featuring tile flooring, with shelving, cloak hanging and shoe storage space.

A door leads into the welcoming reception room with feature multi-fuel burner set within an exposed brick fireplace surround.

The well-proportioned kitchen is fitted with a range base units, built in oven, five ring gas hob, slimline dishwasher and inset sink. There is space for an under-counter washing machine whilst a cupboard under the stairs provides extra storage and is the perfect space to house a fridge/freezer.

Stairs rise from the kitchen to the first floor, whilst a door leads to the rear porch, with external access to the rear yard.

A door from this porch leads to the stylish ground floor bathroom featuring patterned tile floor and subway wall tiling, with shower over bath, wash hand basin and WC.







first floor

Stairs rise to the first-floor landing, providing access to the two bedrooms. The boiler, fitted in 2014 is fitted in a cupboard above the stairs.

At the front of the property is the master bedroom with space for a double bed and ancillary bedroom furniture, whilst a second bedroom is positioned to the rear.





gardens

To the front of the property is a beautiful mature established garden. Accessed via a gate through a picket fence to the side of the porch, the garden has been lovingly cultivated, featuring a lawn, private seating area and two pergolas, one adorned with honeysuckle and a climbing rose whilst the other plays host to an established wisteria.

To the rear is a bijou yard with space for a bistro set, and access to the two stores owned by the property.



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.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a combination gas boiler. 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.



finer details

Approximate Gross Internal Area:

49.3 sq m / 531 sq ft

Stores: 4.6 sq m / 49 sq ft

Total: 53.9 sq m / 580 sq ft

EPC rating: 64 | D

EPC potential: 90 | B

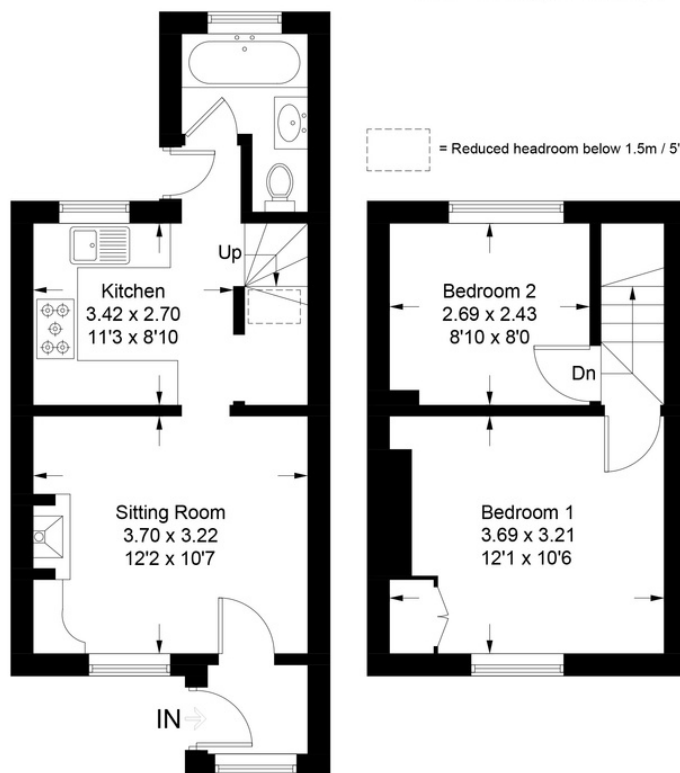
Local Authority:

Rushcliffe Borough Council

Council Tax Band: A

Tenure: Freehold

Possession: Vacant
possession upon completion.

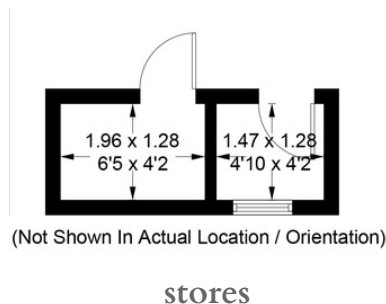


ground floor

first floor

The site and floor plans forming part of these sale particulars are for identification purposes only.

All relevant details should be legally checked as appropriate.





Digby & Finch

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