



70 BINGHAM ROAD  
Radcliffe on Trent, Nottinghamshire, NG12 2FU



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This delightful two bedroom cottage, situated only a short walk from Radcliffe bustling village centre with shops, cafes, public houses, doctors surgery and dentists, benefits from a lovely sitting room, kitchen and upstairs bathroom. Externally there is a good-size garden and nearby on street parking.

## ground floor

The front door opens into a reception porch with fitted doormat and useful cupboard with hooks to hang cloaks. Beneath the cupboard is the perfect space for shoe storage.

The well proportioned sitting room benefits from beautiful beams, wood flooring and an exposed brick feature fireplace surround with wood mantel that acts as the focal point for the room.

At the rear of the property is a lovely kitchen, fitted with modern shaker units underneath a wood worktop that extends to form a breakfast bar. The kitchen benefits from a single oven, 4 ring gas hob and a Belfast sink with mixer tap over. An understairs cupboard provides extra storage space, currently housing the fridge/ freezer and washing machine.

## first floor

Stairs rise from the kitchen to the first floor landing which provides access to the two bedrooms, the first being a well proportioned double, whilst the second is a nice single that could otherwise be utilised as a home office, and the fully tiled shower room with shower, wash hand basin and WC.





## grounds


The property is approached by a shared path that leads to the front door. The neighbour to the left hand side as rights over this path to access their property.

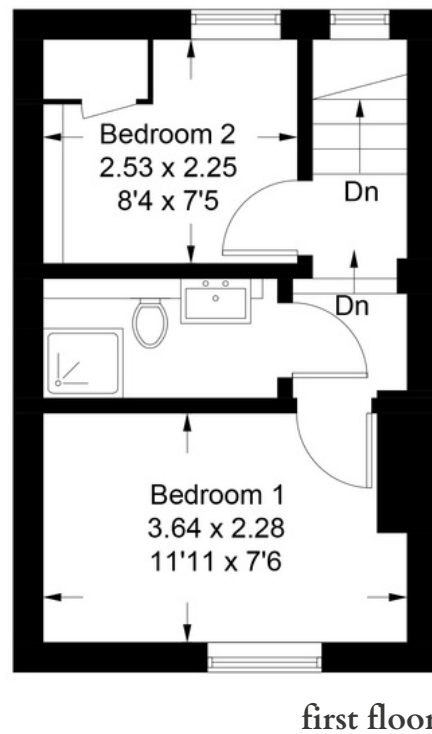
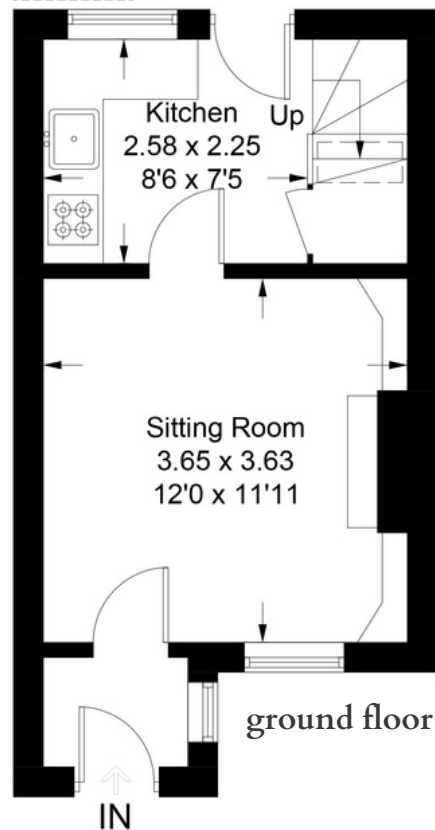
Opposite the front door, over the path, is a lovely private garden benefiting from hedge borders. Whilst it is predominantly laid to lawn there is a fabulous decked seating area that makes the most of the sun. To the rear of the property is a bijoux courtyard.

## 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 enjoys good road access via the A52 to the A46 Fosse Way. 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.



 = Reduced headroom below 1.5m / 5'0



## services

Mains water, drainage, electricity are understood to be connected. The property has gas fired central heating. 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

**Local Authority:** Rushcliffe Borough Council

**Council Tax Band:** B

**Tenure:** Freehold

**Possession:** Vacant upon completion

**EPC Rating:** 71 | C

**EPC Rating Potential:** 90 | B

## floorplan

**Approximate Gross Internal Area:**

46.2 sq m/ 497 sq ft

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