



9 NEWSTEAD AVENUE
Radcliffe-On-Trent, Nottingham, NG12 1DF



Digby & Finch
ESTATE AGENTS

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Presenting a well proportioned semi-detached bungalow with flexible living accommodation including kitchen, sitting room, two bedrooms, bathroom and timber framed rear extension.

This property is ripe for modernisation and offers excellent potential for a replacement extension to the rear offering purchasers the fabulous opportunity to make this home truly their own.

Externally the property benefits from a good sized garden with timber framed garage and driveway.

accommodation

The front door opens into a useful porch that in turn opens into the main hallway that provides access to all rooms within the original part of the home.

Immediately to the left is the bathroom with bath, wash hand basin and WC directly opposite the main bedroom to the immediate right.

The main bedroom is fitted with built in shelving and rails whilst benefitting from views over the front garden.

To the rear of the bathroom is the kitchen benefitting from a range of base and wall units. There is space for a free standing fridge/ freezer and under counter washing machine. Fitted appliances include a four ring gas hob and stainless steel sink with draining board.

Opposite the kitchen is a well proportioned sitting room with french patio doors into the extension and gas fireplace.





The second bedroom, located to the rear of the property, is a good sized double that also offers the flexibility to be used as a second reception room.

Sliding glass doors open from the second bedroom into the timber framed extension. The extension is split into two rooms and provides excellent further space however it does require remedial works or replacement.

grounds

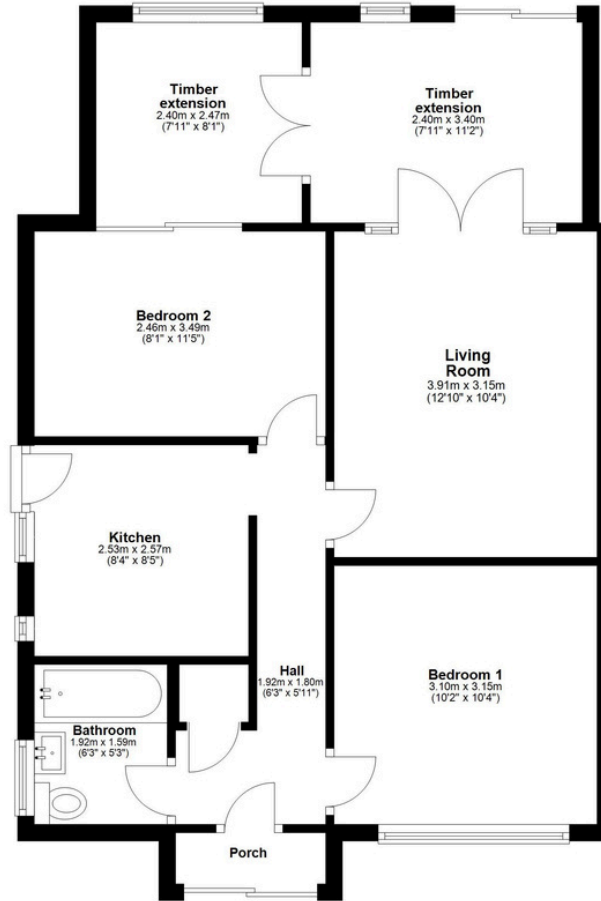
To the front of the property is a low maintenance gravel bed with planted shrubs. A driveway extends down the side of the property providing excellent parking, leading to the timber framed garage at the rear.

The rear garden is mainly laid with slate shingles, showcasing mature planted shrubs, bushes and trees.

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.





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: 64 | D

EPC Rating Potential: 85 | B

floorplan

Approximate Gross Internal Area:

64.2 sq m/ 690.5 sq ft

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