



22 Newstead Avenue, Radcliffe On Trent,  
Nottingham, NG12 1DF

Guide Price £230,000

Tel: 0115 9336666

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



\* Semi Detached Bungalow \* Extension to the Rear \* Lounge with Patio Doors \* Modern Fitted Kitchen \* 2 Double Bedrooms \* 3 Piece Bathroom \* Driveway & Carport \* Front & Rear Gardens \* Well Appointed Accommodation \*

A well-appointed semi-detached bungalow, occupying a popular location and extended to the side to create a dining room adjacent to the kitchen.

The property includes uPVC double glazing and accommodation in brief comprising an entrance porch and hallway, a well-proportioned lounge with patio doors onto the rear garden and a modern fitted kitchen with dining room extension off. There are 2 double bedrooms, both with built-in wardrobes, and a 3-piece bathroom.

Outside the property enjoys gardens to the front and rear including driveway parking to the front and a carport to the side.

#### **ACCOMMODATION**

A uPVC double glazed obscured entrance door leads into the entrance porch.

#### **ENTRANCE PORCH**

With tiled flooring, uPVC double glazed windows and a multi-paned door into the entrance hall.

#### **ENTRANCE HALL**

With a central heating radiator, access hatch to the roof space, central heating thermostat and an airing cupboard housing the foam insulated hot water cylinder.

#### **LOUNGE**

A well proportioned reception room with a central heating radiator, double glazed sliding patio doors onto the rear garden and a feature Adam style fireplace with oak effect surround housing an electric fire.

#### **KITCHEN**

Fitted with a modern range of base and wall cabinets with cream fronted high gloss units, tiled upstand and an inset stainless steel single drainer sink with mixer tap. Built-in appliances include a built-in oven, four ring induction hob

and a chimney extractor hood over. There is space for appliances including plumbing for a washing machine plus a uPVC double glazed window to the rear aspect, central heating radiator and access to the dining room.

#### **DINING ROOM**

With uPVC double glazed doors to both the front and rear elevations, a uPVC double glazed window to the side aspect and a central heating radiator.

#### **BEDROOM ONE**

A double bedroom with a uPVC double glazed window to the front aspect, central heating radiator and two built-in double wardrobes.

#### **BEDROOM TWO**

A double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a useful built-in double wardrobe.

#### **BATHROOM**

Fitted in white with a panel sided bath with glazed shower screen and mains fed shower. There is a pedestal wash basin with hot and cold taps, a dual flush toilet, chrome towel radiator, tiling for splashbacks and a uPVC double glazed obscured window to the side aspect.

#### **DRIVEWAY & CARPORT**

A driveway provides off street parking at the front of the property, leading to a carport at the side via double wrought iron gates.

#### **GARDENS**

The front garden is paved for easy maintenance, the rear garden is enclosed with a combination of walling and timber panelled fencing.

#### **RADCLIFFE ON TRENT**

Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

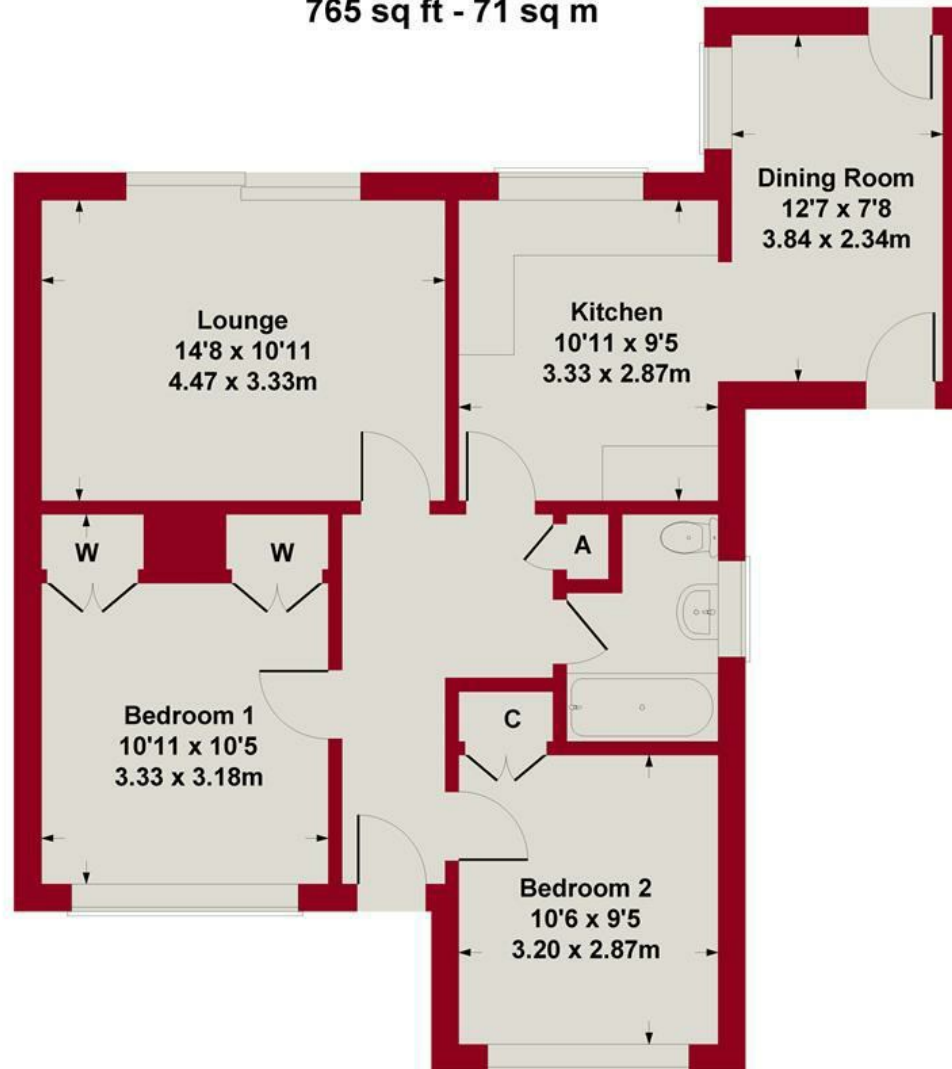
#### **COUNCIL TAX**

We are led to believe by Rushcliffe Borough Council the property falls into Council Tax Band B.

#### **VIEWING**

By appointment with Richard Watkinson & Partners.

**Approximate Gross Internal Area  
765 sq ft - 71 sq m**



**FLOOR PLAN**

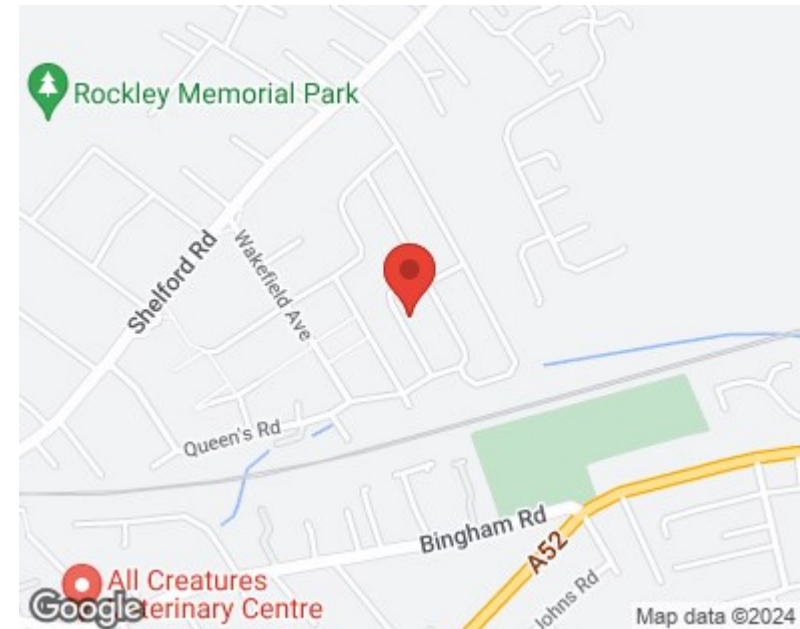
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			90
(81-91) B			
(69-80) C			64
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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