



**2 Field View, Radcliffe on Trent, Nottingham,
NG12 2PT**

£173,000

Tel: 0115 9336666

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Retirement Bungalow
- No Upward Chain
- Kitchen with Appliances
- 2 Bedrooms
- Private Patio & Communal Lawns
- Well-Appointed Throughout
- Practical Single Storey Living
- Lounge Diner
- Bathroom
- Resident and Visitor Parking

We have pleasure in bringing to the market 2, Field View, one of only seven similar bungalows forming part of this popular retirement development, constructed in 2006 for the over 55's.

The property is offered with the advantage of 'no chain' and includes a kitchen with integrated appliances, a lounge diner with patio doors onto the garden at the rear, two bedrooms and a bathroom.

The bungalow enjoys a private paved patio as well as communal lawned gardens and communal parking within the close.

A perfect property for retired singles and couples seeking single storey accommodation within a popular village location.

ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

With coved ceiling, access hatch to the roof space, a central heating radiator, security alarm control panel and a useful built-in cloaks cupboard with shelving.

LOUNGE DINER

With two central heating radiators, coved ceiling, uPVC double glazed sliding patio doors onto the rear garden and a fireplace with Adam style surround, marble insert and hearth housing a coal effect electric fire.

KITCHEN

Fitted with a range of cream fronted Shaker style units with cupboards and drawers, rolled edge worktops and tiled splashbacks, an inset stainless steel single drainer sink with mixer tap and built-in appliances including a Neff oven with four ring gas hob and concealed extractor hood over. There is an integrated washing machine and space for a fridge freezer. Spotlights to the ceiling, a uPVC double glazed window to the front aspect and the Worcester combination boiler concealed within one of the cupboards.

BEDROOM ONE

A double bedroom with a central heating radiator and a uPVC double glazed window to the rear aspect.

BEDROOM TWO

With a central heating radiator and a uPVC double glazed window to the front aspect.

BATHROOM

Fitted in white with a three piece suite including a panel sided bath with hot and cold taps and a mains fed shower plus glazed shower screen. There is a close coupled toilet, a pedestal wash basin with hot and cold taps, fully tiled walls, tiled flooring, a central heating radiator, spotlights and extractor fan to the ceiling.

OUTSIDE

This retirement bungalow is situated within a purpose built development known as Field View being one of seven bungalows built in 2006 with a cul de sac accessed off Grantham Road opening into communal block paved parking bays with a paved pathway continuing beneath a gazebo and leading up to the property itself.

COMMUNAL GARDENS

To the rear and accessed from the lounge area is a paved patio area with a dwarf brick wall and steps leading to the slightly raised communal lawn which is edged with planted beds and features a timber shed at the rear.

MAINTENANCE COSTS

The property is sold freehold and there is a small contribution made to the Residents Association and Maintenance Fund of approximately £310.00 per annum to cater for the ongoing upkeep of the communal grounds including the gardens, car parking and public liability insurance for the development as a whole. A limited company has been established on behalf of the seven residents with each property owner allocated a one in seven share as part of the shareholders agreement.

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

The property is registered as council tax band B.

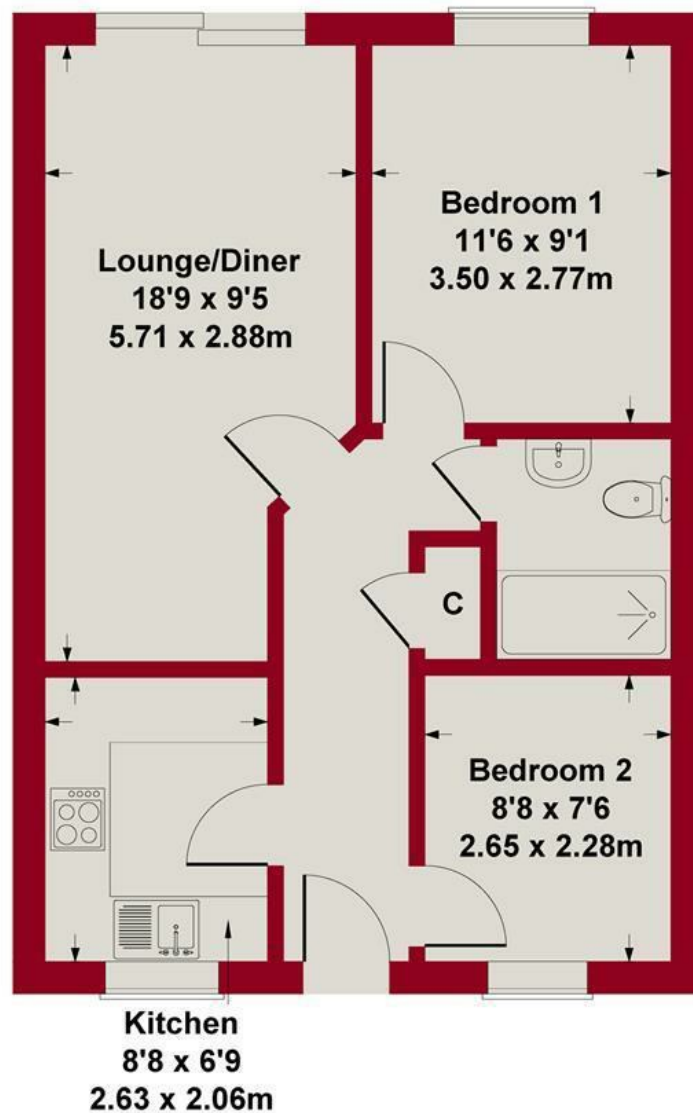
VIEWINGS

By appointment with Richard Watkinson & Partners.





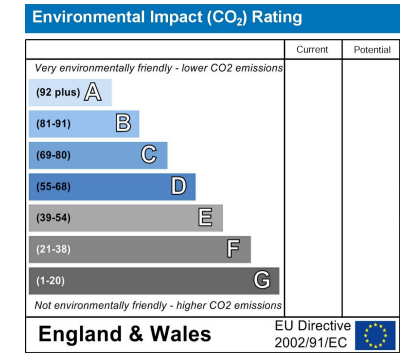
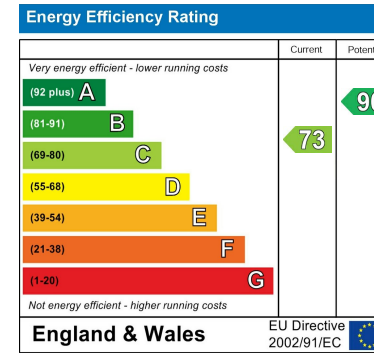
**Approximate Gross Internal Area
530 sq ft - 49 sq m**



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Copyright V360 Ltd 2023 | www.houseviz.com





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 0115 9336666



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers