

**3 Cliff Road, Radcliffe on Trent, Nottingham,  
NG12 2AS**

**Guide Price £77,500**

**Tel: 0115 9336666**

**RICHARD  
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Surveyors, Estate Agents, Valuers, Auctioneers



- Well Appointed Park Home
- Over 50's
- Breakfast Kitchen
- Wet Room
- No Chain
- Lounge With Log Burner
- 2 Bedrooms
- Delightful Mature Plot

Occupying a prime setting, this well appointed park home occupies a delightful plot with lovely wrap around gardens including an established garden to the front and seating area to the side.

Offered for sale with no onward chain and representing a great retirement opportunity, the accommodation is double glazed and includes an entrance porch, breakfast kitchen, lounge with log burner, two bedrooms and a wet room.

Viewing recommended!

### ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance porch/utility.

### ENTRANCE PORCH/UTILITY

A useful space with laminate flooring and space for further appliances including plumbing for a washing machine. There is a uPVC double glazed window then a doorway into an inner hallway.

### INNER HALLWAY

With a central heating radiator and doors to rooms including a door into the breakfast kitchen.

### BREAKFAST KITCHEN

Fitted with a range of base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset stainless steel sink with mixer tap and appliances including a built-in AEG oven with four ring gas hob and extractor hood over. There is space and plumbing for a dishwasher plus uPVC double glazed windows to both the side aspects, space for a small breakfast table and chairs and an airing cupboard housing the Vaillant combination boiler.

### LOUNGE

Located at the front of the property with uPVC double glazed windows to two aspects and a uPVC double glazed door to the side. There is a central heating radiator and a feature log burner.

### BEDROOM ONE

With laminate flooring, a central heating radiator, a uPVC double glazed window to the rear aspect and a range of wall to wall fitted wardrobes.

### BEDROOM TWO

With laminate flooring, a central heating radiator and a uPVC double glazed window to the side aspect.

### WET ROOM

Fitted in white with a small wash basin with mixer tap, a close coupled toilet and a shower area with folding screen and Mira Advance electric shower. Tiled walls, an extractor fan, a central heating radiator and a uPVC double glazed obscured window.

### GARDENS

The property occupies a prime plot with gardens to all four sides including gravelled beds and seating areas and an attractive landscaped frontage, designed as a rockery style area with a small ornamental pond and a variety of trees including an Acer. There are two sheds included in the sale.

### SITE DETAILS

The purchase price is for the park home itself with the existing Lease for the plot available for assignment, subject to completing the necessary paperwork and meeting the current site rules. The site fees are currently £160.95 per month, payable to Wyldecrest and reviewed annually. The fees include the site owners responsibility to maintain any communal parts. Electric is individually metered and billed, bottled gas is supplied direct by Calor. Water and drainage is billed through Wyldecrest at £36.80 per month.

### 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 .

### VIEWINGS

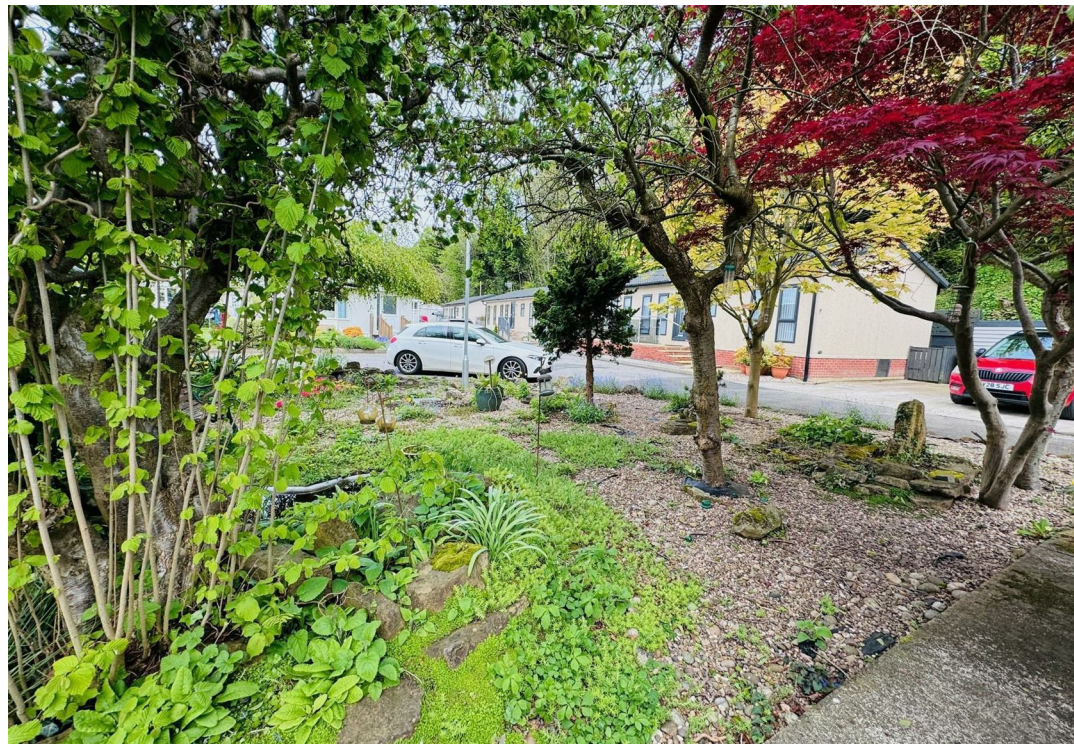
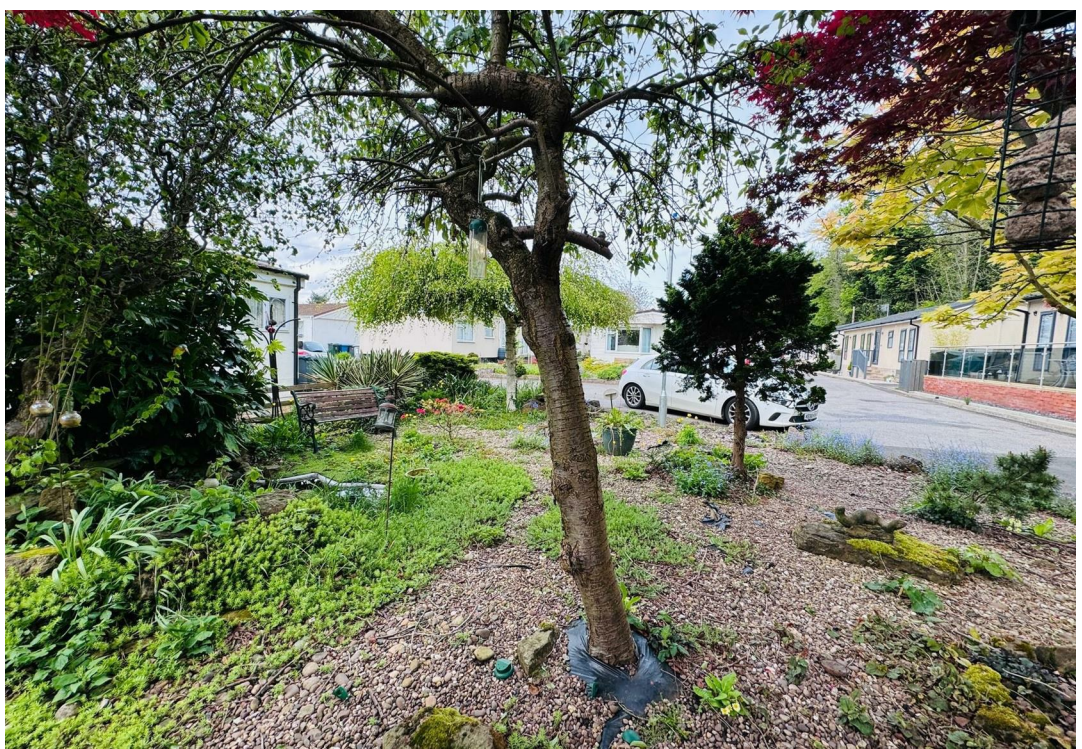
By appointment with Richard Watkinson & Partners.





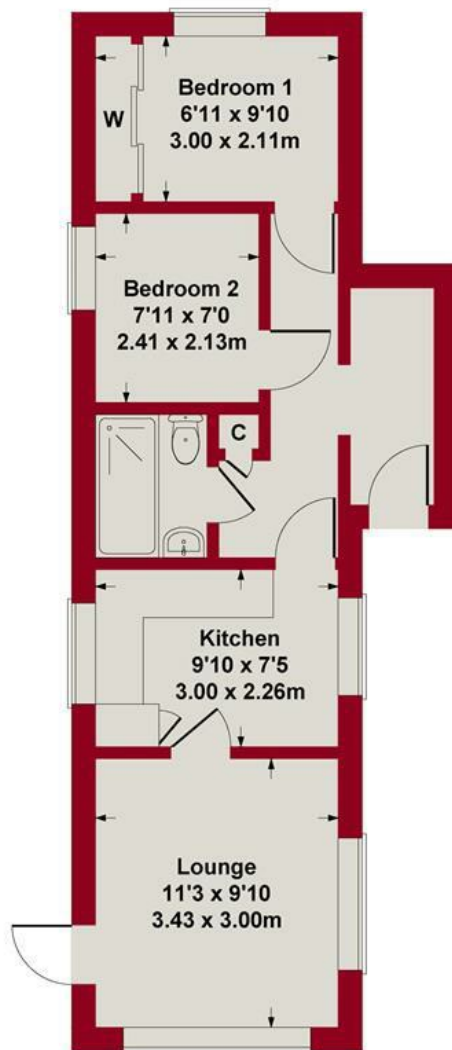








**Approximate Gross Internal Area  
458 sq ft - 43 sq m**



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



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