



3 Walnut Court, Radcliffe on Trent,
Nottingham, NG12 2LN

£199,950

Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- End Terraced Character Cottage
- 2 Bedrooms
- New G.C.H. & Double Glazing
- Allocated Off Street Parking
- Perfect Central Location
- Recently Refurbished To High Spec
- Open Plan Living Kitchen
- Modern Kitchen & Bathroom
- Rear Courtyard Garden
- No Upward Chain

This delightful end terraced cottage has been recently refurbished to a high standard, offering the perfect blend of modern fixtures & fittings within an older character property.

The accommodation includes an entrance hall and a superb open plan living dining kitchen with built in appliances., under stairs cupboard and French doors to the garden. Two bedrooms on the first floor and a lovely modern bathroom. The cottage has been significantly renovated with new electrics, re-plastering, plumbing including G.C.H with a combi-boiler, traditional style double glazed windows, a new kitchen and bathroom, lovely neutral decor and floor coverings throughout.

Outside the cottage is situated in the heart of the village in Walnut Court positioned just behind the Main Road/High Street and a few yards from the central shops, schools, and village centre amenities and transport. The cottage has its own allocated parking space plus the use of occasional visitors bays within the Court and a fully enclosed rear courtyard garden with brick outhouse. All offered to the market with no upward chain.

ACCOMMODATION

A traditional style double glazed and composite front door sitting beneath a pantile canopy porch, opening into an entrance hall with a turning staircase rising to the first floor, smoke alarm, rustic grey oak effect laminate floor and a timber latch door to the living, dining kitchen.

LIVING DINING KITCHEN

16'0" x 15'0" (incl stairs) (4.88m x 4.57m (incl stairs))

The whole ground floor of the cottage is laid out to a large open plan living dining kitchen flooded with light with large traditional style double glazed windows to the front and rear, This brand new fitted kitchen is fitted out in a wood grain Shaker style range of cabinets and drawers finished with rose gold handles and soft close hinges and wood effect worktops having matching upstands and a ceramic sink with drainer and rose gold mixer tap. The kitchen comes fully equipped with a range of integrated appliances including a tall fridge freezer, washing machine, a stainless steel electric oven with gas hob having a splashback and extractor above, gas central heating combination boiler is concealed within a wall cabinet.

Rustic grey oak effect laminate flooring, tv point for wall mounted television, LED downlights, tall contemporary radiator, understairs storage cupboard with power points and light and a set of double glazed upvc French doors to the rear courtyard, access to electrical fuse board and stop tap.

FIRST FLOOR LANDING

With balustrade, Velux skylight bringing in natural light from the roof, smoke alarm, linen/storage cupboard with shelving, loft hatch, timber latch doors to the two bedrooms and bathroom.

BEDROOM ONE

10'3" x 8'0" (3.12m x 2.44m)

A double bedroom having a large traditional style double glazed window to front and tv point.

BEDROOM TWO

9'2" x 5'6" (2.79m x 1.68m)

A single bedroom having a double glazed window to rear and tv point.

BATHROOM

7'1" x 5'2" (2.16m x 1.57m)

The bathroom has been attractively tiled to the walls and floor and superbly fitted with a traditional three piece white suite with chrome fittings including a wc with soft close seat and wash basin with mixer taps set into a vanity unit, a panelled bath with tiled surround and chrome thermostatic shower over, skylight bringing natural light from the roof, chrome heated towel rail, LED downlights, extractor fan and double mirror fronted cabinet.

OUTSIDE

The property is situated right in the heart of the village and a stones throw from the central shops, schools, amenities and public transport, the cottage has an LED security light and is situated within Walnut Court accessed off Walnut Grove into the court via a wrought iron pedestrian gate and drive with remote controlled and keypad barrier, the cottage is one of several properties within the court including similar cottages and privately owned apartments.

ALLOCATED PARKING

The cottage comes with its own allocated parking space in front of the property as well as the use of communal visitor parking bays, the purchaser will be provided with a remote key fob and the code for the keypad to operate the secure barrier.

REAR COURTYARD GARDEN

The cottage affords its own fully enclosed walled courtyard garden at the rear accessed via the living, dining kitchen French doors, fully paved and fitted with an LED security light and a good sized brick outhouse providing storage with timber latch door.

COUNCIL TAX

The property is registered as council tax band B.

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.

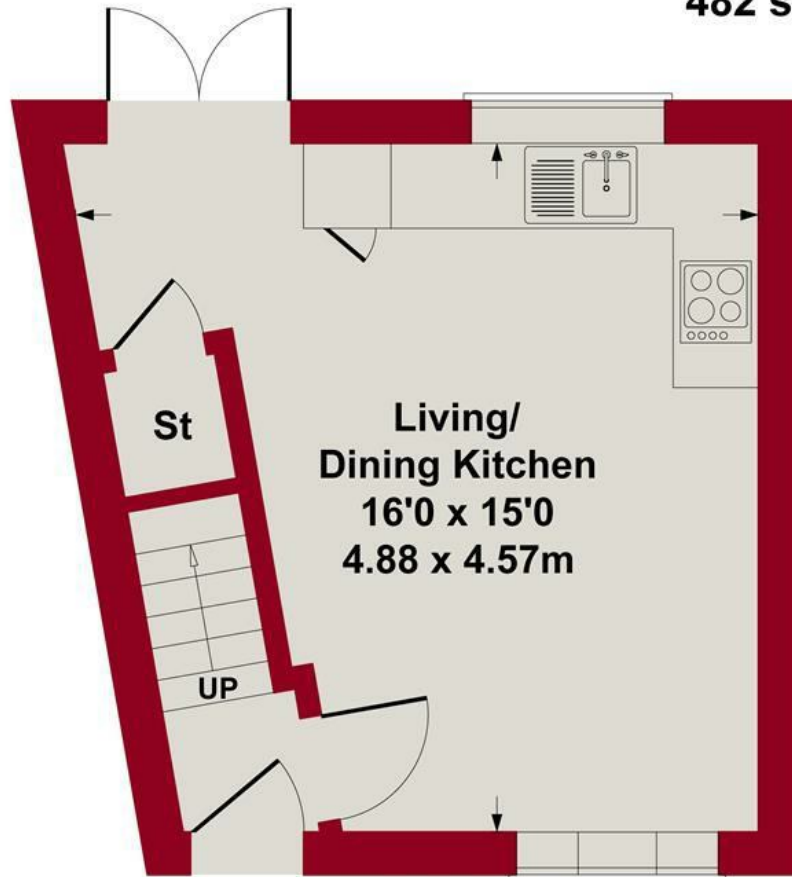
VIEWINGS

By appointment with Richard Watkinson & Partners.

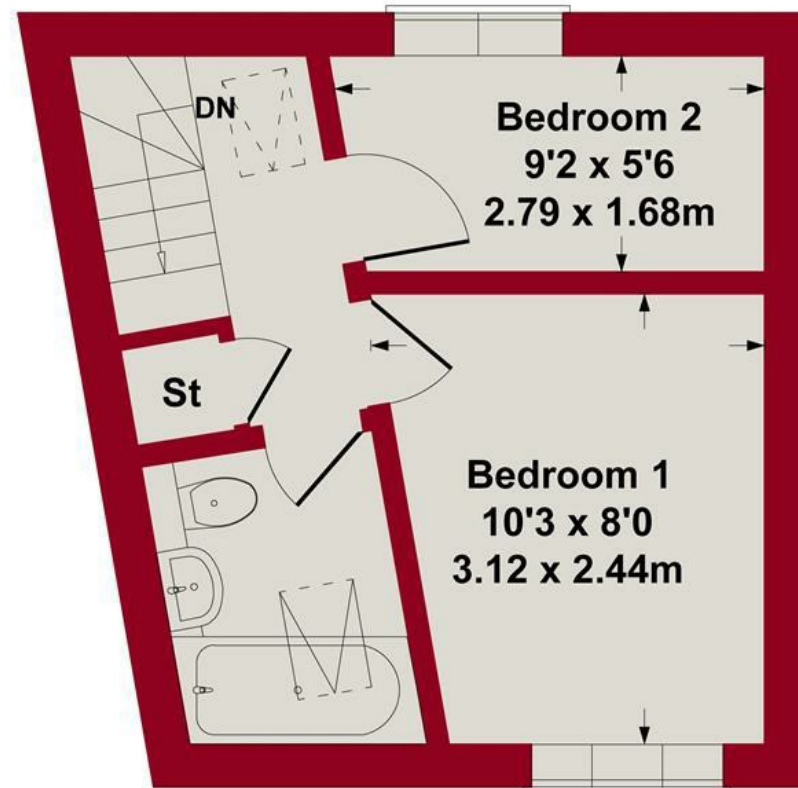




**Approximate Gross Internal Area
482 sq ft - 45 sq m**



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		60	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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



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