



48 Shelford Road, Radcliffe on Trent,  
Nottingham, NG12 1AP

**O.I.R.O £200,000**  
Tel: 0115 9336666

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

Currently undergoing refurbishment, this spacious mid-terraced home offers approximately 1,012 square feet of accommodation including hallway, a dual aspect lounge with French doors onto the rear garden, a recently fitted kitchen with useful pantry and access to the side lobby. To the 1st floor are 3 bedrooms and the newly-fitted 3 piece bathroom whilst out side the property occupies a generous plot with frontage extending almost 60 feet in length and providing parking, the rear providing a favourable southerly aspect.

### ACCOMMODATION

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

### ENTRANCE HALL

With a window to the front aspect and stairs to the first floor.

### LOUNGE

Having the original tiled open fireplace with a wooden surround and mantelpiece, a uPVC double glazed bay window to the front aspect and uPVC double glazed French doors onto the rear.



### KITCHEN

Newly refitted with a range of cream, fronted, base and wall cabinets with oak effect worktops, tiled splashbacks and an inset stainless steel single drainer sink with mixer tap and space for appliances including plumbing for a washing machine. There is a built-in Electrolux oven with 4 zone hob and extractor hood over. Pantry with light and door to the side lobby. Useful under-stairs storage cupboard and a uPVC double glazed window to the rear aspect.



### **SIDE LOBBY**

With access to the entrance hall and into the rear garden and a useful storage area.

### **FIRST FLOOR LANDING**

With uPVC double glazed window to the rear.

### **BEDROOM ONE**

Window to the front and built-in storage cupboard.

### **BEDROOM TWO**

Having the original tiled open fireplace and a window to the front.

### **BEDROOM THREE**

Window to the rear.

### **BATHROOM**

Newly refitted in white with a bath having a shower over, toilet and wash basin. Window to the rear elevation.



### **DRIVEWAY AND GARDENS**

The property is set back from the road and includes a generous frontage and parking plus a southerly facing rear garden with useful garden WC.

### **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.

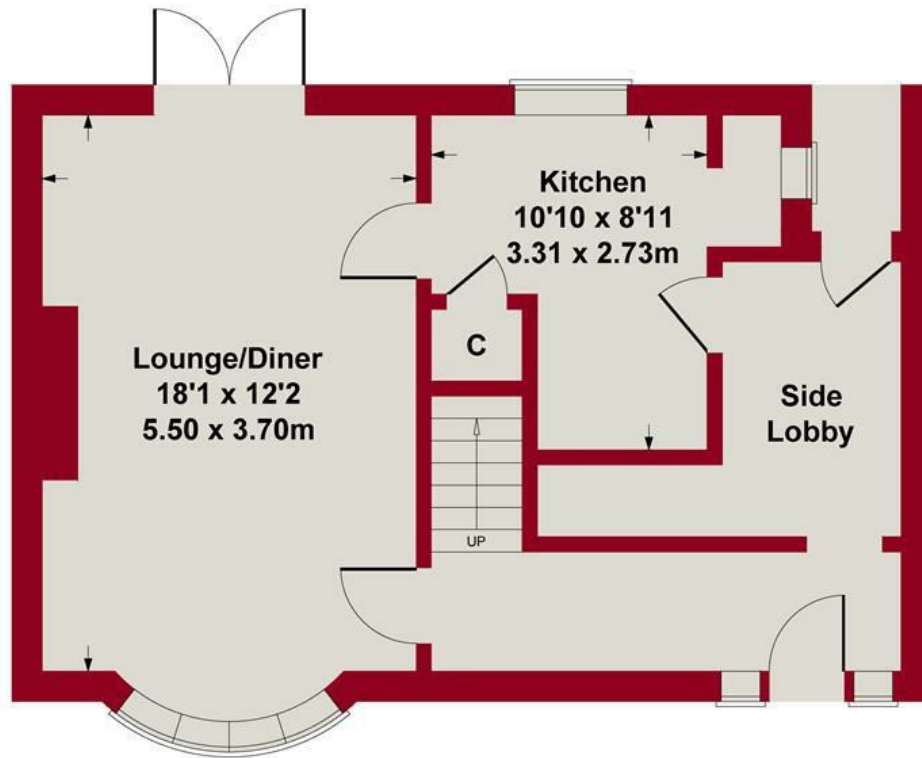
### **COUNCIL TAX**

The property is registered as council tax band B.

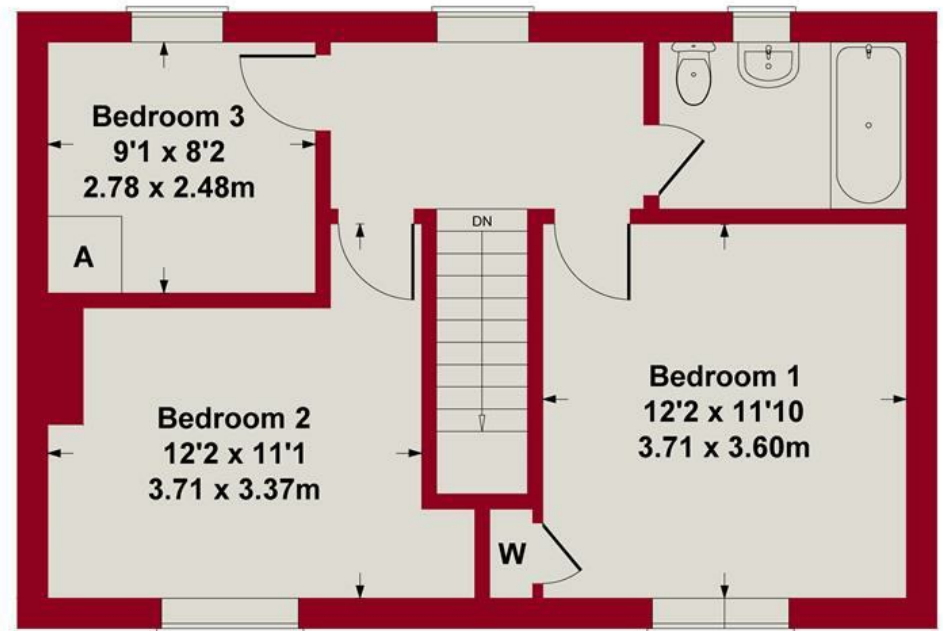
### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

Approximate Gross Internal Area  
1012 sq ft - 94 sq m



GROUND FLOOR



FIRST FLOOR

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	16	
(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		
(81-91) B		
(69-80) C		
(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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