



**11 St. Lawrence Boulevard, Radcliffe on Trent,
Nottingham, NG12 2EH**

Guide Price £235,000

Tel: 0115 9336666

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

- Guide Price £235,000 - £250,000
- Lounge, Dining Room
- Recently Redecorated
- Off Road Parking And Garage
- 10 Minute Walk To Village Centre
- Open Plan Living
- Gas Central Heating With Combi Boiler
- Refitted Shower Room in 2023
- South Facing Rear Garden
- Ideal For Village School Catchment

A fantastic opportunity to purchase a centrally located three bed semi detached house located on the popular Canadian estate having been improved over the last five years. These improvements include making the kitchen open plan to the dining room, new uPVC double glazed windows throughout the property, the addition of French doors from the dining room giving access to the rear garden and a new shower room fitted in 2023. The property also benefits from a combination boiler, garage and a south facing rear garden. Outside the property has a front garden with off road parking for two cars in addition to the garage. The rear garden has been completely decked and is low maintenance with the addition of some flowers.

A competitively priced home approximately 10 minutes walk from the centre of the village.

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, a golf club, bowls club and regular bus and train services. The village is conveniently located for commuting to the cities of Nottingham and Leicester via A52 and A46, M1 South and A1 North plus East Midlands airport.

COUNCIL TAX

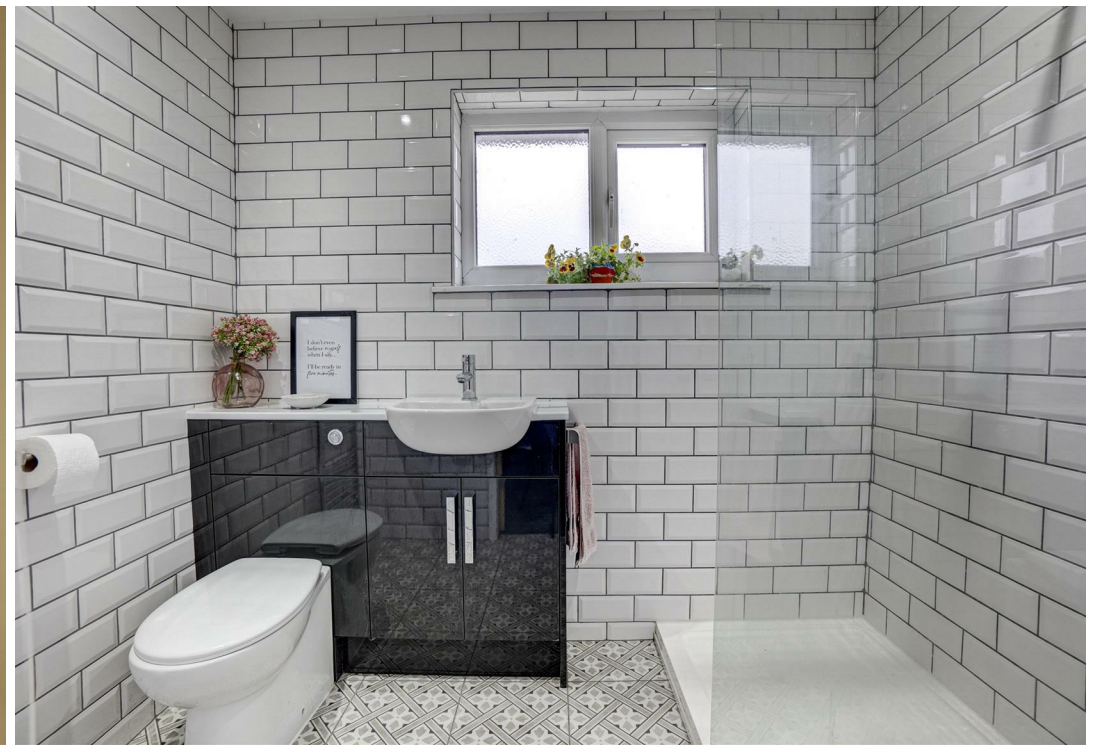
We are led to believe by Rushcliffe Borough Council the property falls into Council Tax Band C.

VIEWINGS

By appointment with Richard Watkinson & Partners.







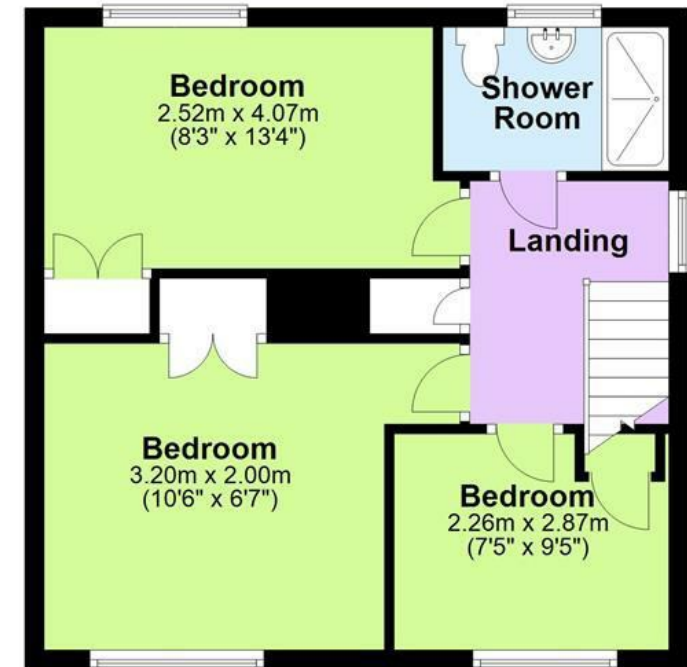
Ground Floor

Approx. 42.5 sq. metres (456.9 sq. feet)



First Floor


Approx. 42.5 sq. metres (456.9 sq. feet)




Total area: approx. 84.9 sq. metres (913.9 sq. feet)

Where 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 of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



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.
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