



**14 Station Terrace, Radcliffe on Trent,
Nottingham, NG12 2AH**

£185,000

Tel: 0115 9336666

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Character Cottage
- No Chain
- Useful Porch
- Modern Shower Room
- Cottage Style Gardens
- Central Village Location
- Lounge With Wood Burner
- Fitted Kitchen
- 2 Double Bedrooms
- Summerhouse Included

An attractive cottage, occupying a highly convenient location in the heart of the village and offered for sale with the advantage of 'no onward chain'.

The property includes a lounge with wood burning stove on a York stone hearth and a useful porch off, a fitted kitchen and modern ground floor shower room whilst to the 1st floor are 2 double bedrooms.

The property features an attractive cottage style garden with a summerhouse and useful garden shed included in the sale and viewing is highly recommended.

ACCOMMODATION

A uPVC double glazed entrance door into the entrance porch.

ENTRANCE PORCH

With tiled flooring and a doorway into the kitchen.

KITCHEN

Fitted with a range of Shaker style base and wall cabinets with rolled edge worktops and tiled splashbacks, ceramic single drainer sink with swan neck mixer tap and a built-in oven with four ring gas hob and chimney extractor hood over. There is space for appliances including plumbing for a washing machine plus a staircase rising to the first floor and a doorway into the lounge.

LOUNGE

With a uPVC double glazed window overlooking the gardens and a fireplace housing a floor standing log burner on a York stone hearth. There is a central heating radiator and a doorway into the rear porch.

GROUND FLOOR SHOWER ROOM

Fitted with a traditional style pedestal wash basin with hot and cold taps, toilet and a shower enclosure with a fixed glazed screen and a mains fed rainfall shower with additional spray hose. Fully tiled walls, tiling to the floor, extractor fan.

REAR PORCH

A useful space housing coats and boots with a uPVC double glazed window and door onto the gardens.

FIRST FLOOR LANDING

With doors to bedrooms one and two. A high level wall mounted Ideal Logic combination boiler

BEDROOM ONE

A double bedroom with a central heating radiator and a uPVC double glazed window plus built-in wardrobes to both alcoves.

BEDROOM TWO

A double bedroom with a central heating radiator and a uPVC double glazed window,

GARDENS

The main garden is fully enclosed with timber panelled fencing with a paved patio area, lawn gated access at the rear to a pedestrian walkway and a recently constructed summerhouse in the corner of the garden painted and with glazed French doors.

SUMMERHOUSE

Behind which is a useful timber shed also included in the sale.

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.

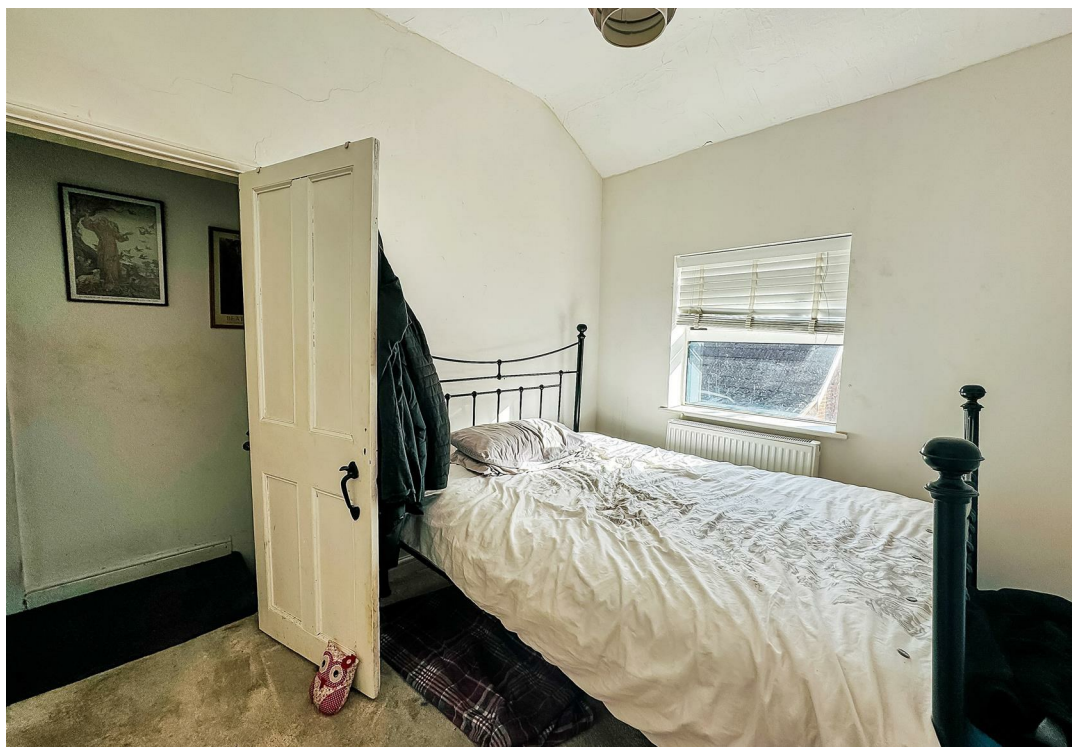
COUNCIL TAX

The property is registered as council tax band A.

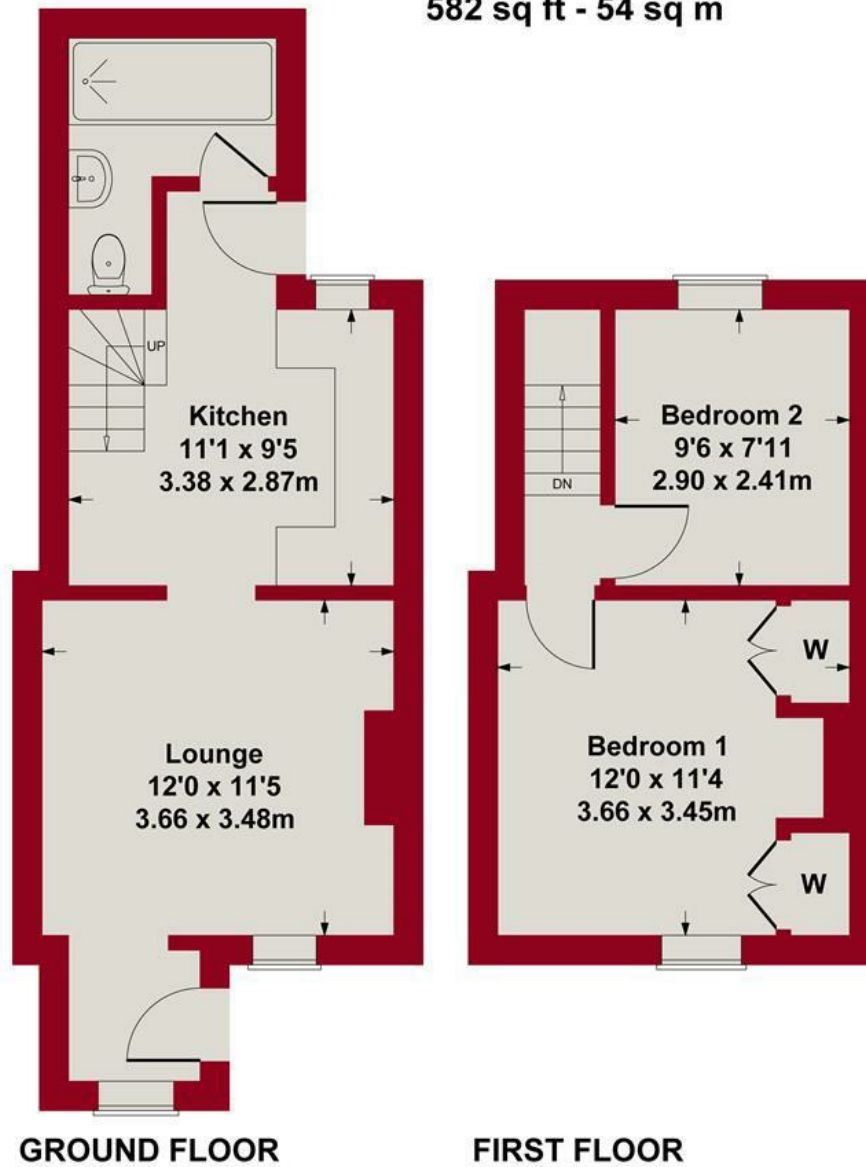
VIEWINGS

By appointment with Richard Watkinson & Partners.





Approximate Gross Internal Area
582 sq ft - 54 sq m

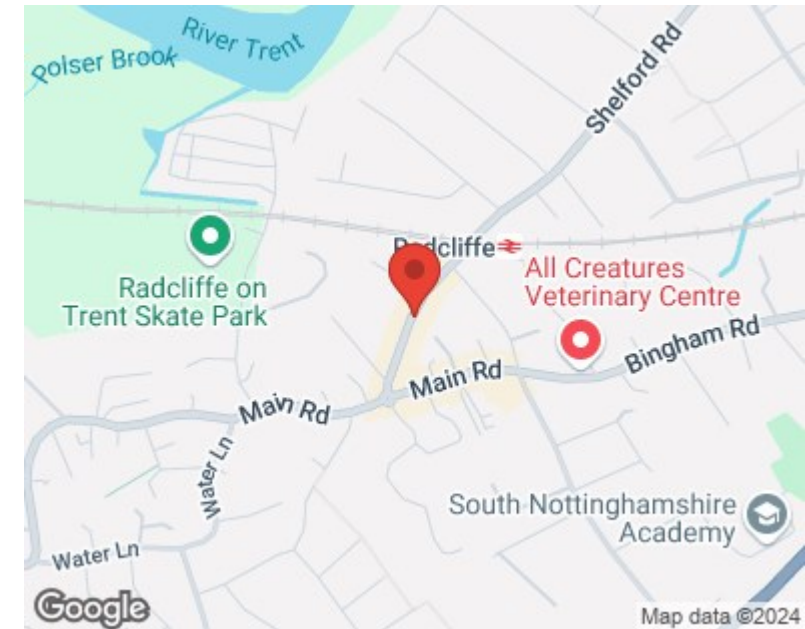


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	44	
(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		



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



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