



**86 Main Road, Radcliffe on Trent,
Nottingham, NG12 2BQ**

Guide Price £190,000

Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

Offered to the market to cash buyers only due to the level of refurbishment and building work required, this spacious semi-detached home is chain free and occupies a popular and convenient location.

The accommodation in brief comprises an entrance hall, a well-proportioned lounge, a large L shaped dining kitchen, 3 bedrooms and a 1st floor bathroom. Outside is driveway parking and gardens to the front and rear.

ACCOMMODATION

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

ENTRANCE HALL

With a central heating radiator, stairs rising to the first floor and doors to rooms.

LOUNGE

With a central heating radiator and two uPVC double glazed windows.



DINING KITCHEN

A large L shaped dining kitchen with fitted sink unit, central heating radiator, uPVC double glazed windows and door to the side aspect, sliding patio doors across the rear.



GROUND FLOOR W/C

Fitted with a two piece cloakroom suite and with a uPVC double glazed obscured window to the side aspect.

FIRST FLOOR LANDING

With a uPVC double glazed window to the side aspect.

BEDROOM ONE

With a central heating radiator and a uPVC double glazed window to the front aspect plus a range of fitted wardrobes.



BEDROOM TWO

A double bedroom with uPVC double glazed window to the rear aspect.



BEDROOM THREE

With a central heating radiator and uPVC double glazed window to the front aspect.



BATHROOM

Fitted with a three piece bathroom suite and having uPVC double glazed windows to the side and rear elevations.



DRIVEWAY PARKING

Driveway parking to the front and side of the property.

GARDENS

Gardens set to the front and rear.

FURTHER INFORMATION

A structural engineers report commissioned in 2019 found damage present is consistent with subsidence and/or settlement although buyers are instructed to satisfy themselves as to the structural integrity of the property and the level of all remedial works required.

A further 'Engineers Property Visual Inspection Report' in July 2023 found, in summary "The building requires refurbishment and modernisation and there is evidence of slight to moderate structural cracking. The pattern of cracking indicates a lateral movement, with potentially a trigger from foundation level. Further investigation is recommended to determine if any mitigation measures are required before determining precise superstructure repairs."

All reports are available upon request and can be used as information only, and must not be relied upon as specific causes or repairs required.

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.

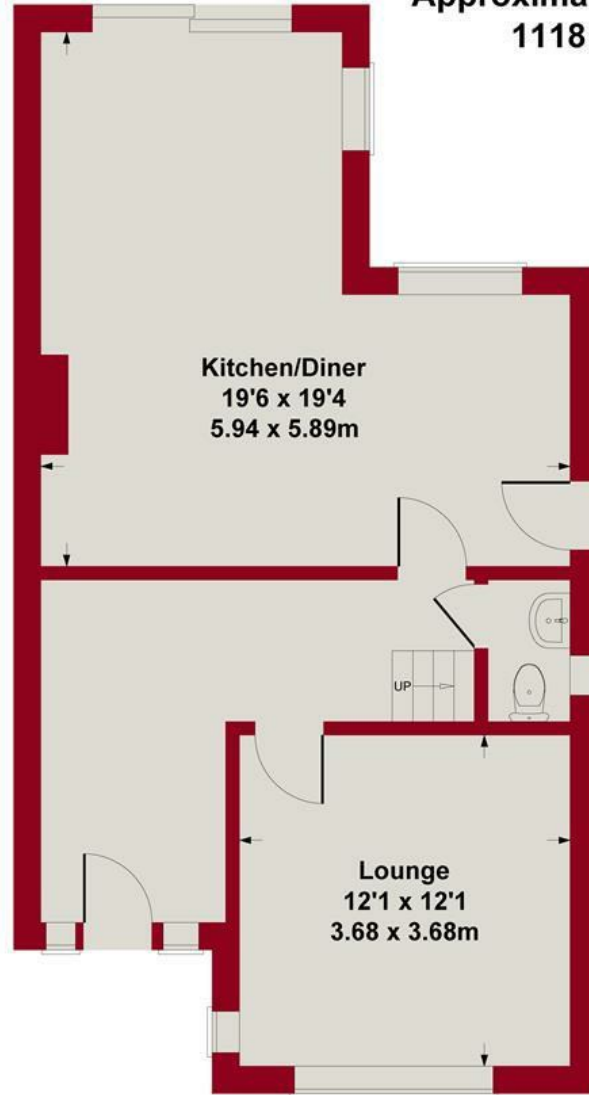
COUNCIL TAX

The property is registered as council tax band C.

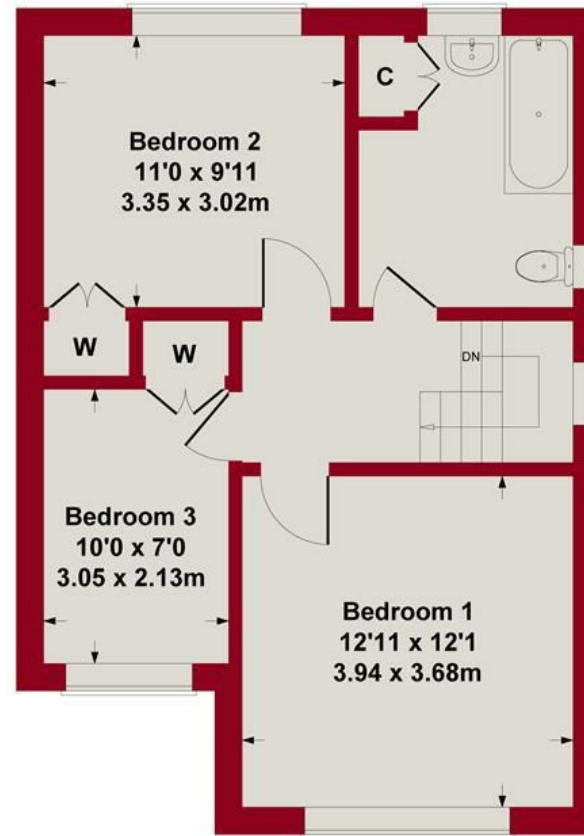
VIEWINGS

By appointment with Richard Watkinson & Partners.

**Approximate Gross Internal Area
1118 sq ft - 104 sq m**



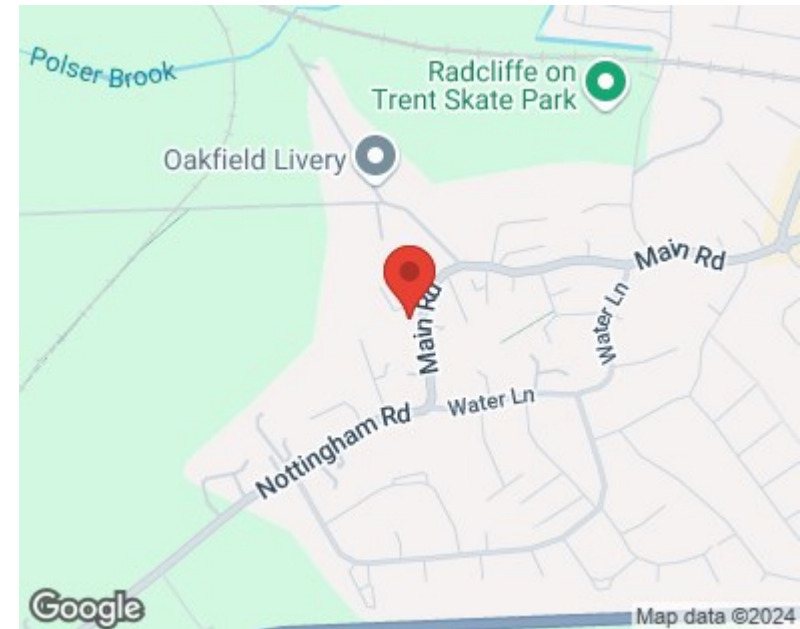
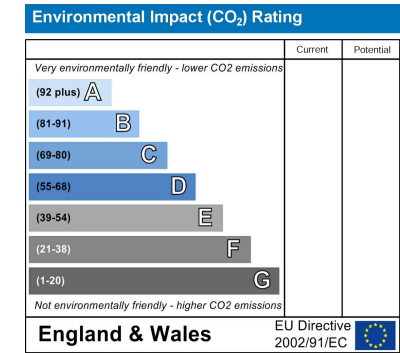
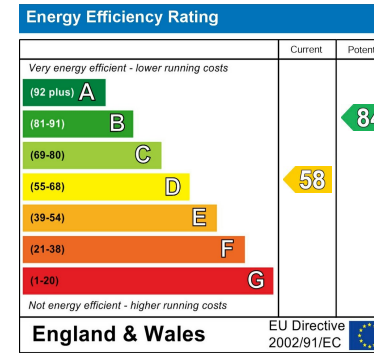
GROUND FLOOR



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. 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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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



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Registered in England. Ltd Registration number: 07140024

34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk



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