



15 Fenimore Court Nursery Road, Radcliffe on Trent, Nottingham, NG12 2JB

£149,950

Tel: 0115 9336666

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Ground Floor End of Terrace Maisonette
- Fitted Kitchen
- 2 Bedrooms
- Garden To The Rear
- Communal Parking & Gardens
- No Upward Chain
- Lounge
- Wet Room
- Garage In A Separate Block
- Ideal First Time Purchase

Offered for sale with the advantage of no upward chain, this conveniently located ground floor end of terrace maisonette is an excellent opportunity for first time buyers or those looking to downsize into single storey ground floor living accommodation.

The accommodation includes a fitted kitchen, a well proportioned lounge, two bedrooms, one of which is currently used as a dining room plus a wet room.

Outside the property features a good sized and enclosed garden to the rear and benefits from a useful garage in a nearby block.

ACCOMMODATION

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

ENTRANCE HALL

With a central heating radiator and thermostat plus a useful understairs storage cupboard with coat hooks and light.

LOUNGE

With a central heating radiator, a uPVC double glazed bow window to the front aspect and a feature stone effect fireplace housing an electric coal effect gas fire.

KITCHEN

Fitted with a range of base and wall cabinets with rolled edge worktops and tiled splashbacks, a stainless steel sink with hot and cold taps and built-in appliances including a four burner gas hob with concealed extractor hood over and an eye level gas oven There is a recess for a microwave, fridge freezer and washing machine plus a central heating radiator, a uPVC double glazed window to the front aspect and the combination boiler concealed within one of the kitchen cabinets.

BEDROOM ONE

A double bedroom with a central heating radiator and a uPVC double glazed window and French door leading onto the rear garden.

BEDROOM TWO

Currently used as a dining room and having a central heating radiator and a uPVC double glazed window to the rear aspect.

WET ROOM

Fitted with a matching pedestal wash hand basin with hot and cold taps and a low level toilet. There is a shower area with glazed folding door and Mira electric shower. Tiling for splashbacks, electric shaver point, extractor fan and central heating radiator.

GARDENS

The property features a good sized and enclosed garden to the rear, enclosed with a combination of brick walling and timber panelled fencing and having a small paved patio area, established beds and borders and a shaped lawn.

GARAGING

A single garage is located in the nearby block.

COMMUNAL GARDENS

The development features landscaped communal gardens for residents to enjoy.

LEASE/MAINTENANCE

There is an annual service/maintenance charge and ground rent of £450 per annum (2024) payable for each apartment at Fenimore Court. A 999 year Lease was granted in 2014. The development is owned by the Fenimore Court Residents Association so each owner occupier owns a 1 in 20 share of the Freehold.

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.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

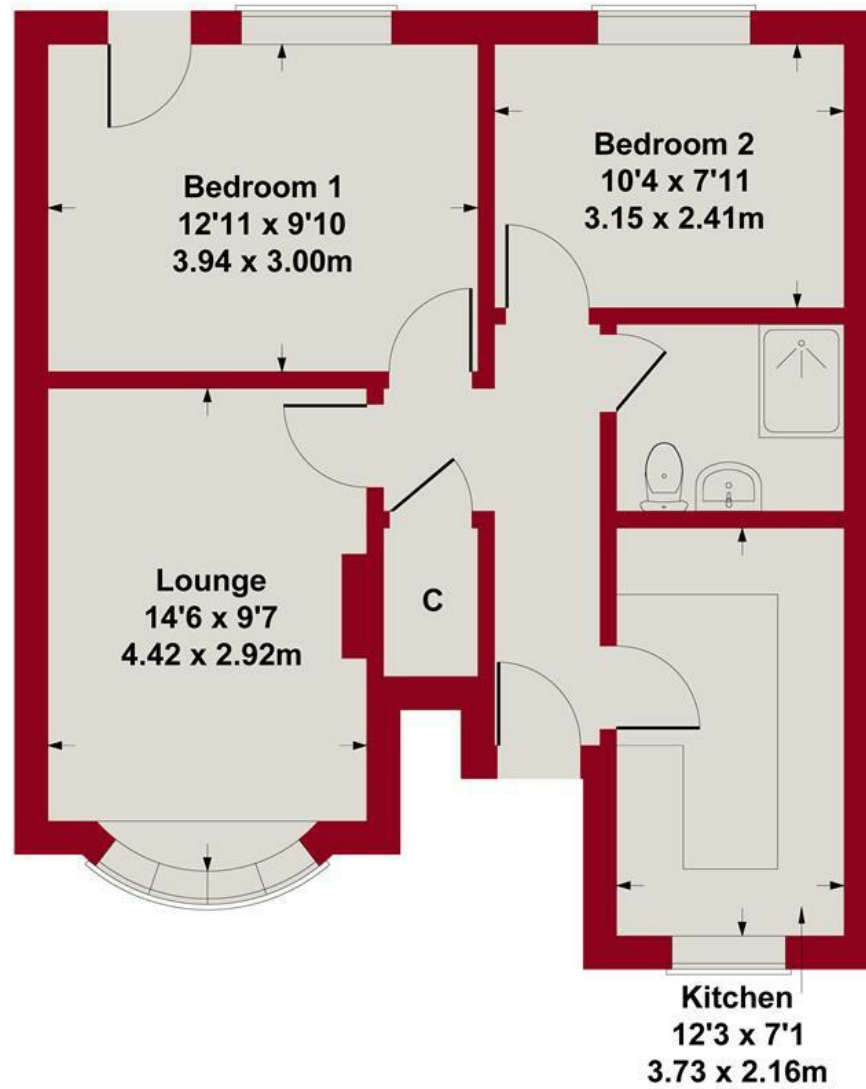
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



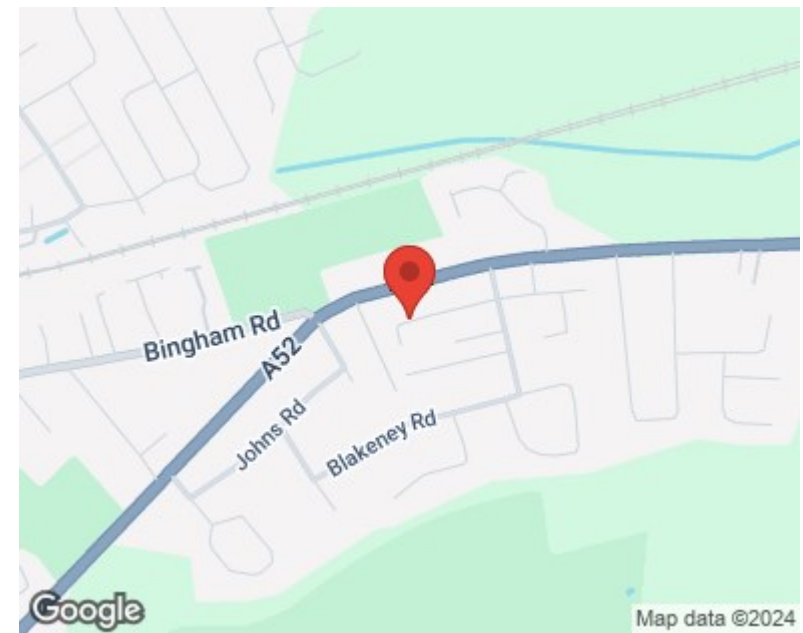
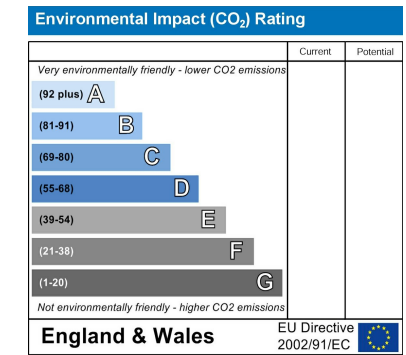
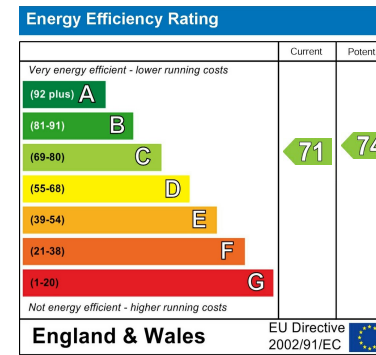


**Approximate Gross Internal Area
564 sq ft - 52 sq m**



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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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



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