



27 Prince Edward Crescent, Radcliffe on
Trent, Nottingham, NG12 2DX

Guide Price £275,000

Tel: 0115 9336666

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

- Semi Detached House
- 3 Bedrooms, Modern Bathroom
- Fully Fitted Kitchen
- UPVC Double Glazing
- Small South Facing Rear Garden
- Spacious Accommodation
- Open Plan Lounge & Dining Room
- G.C.H. with Worcester Combi Boiler
- Block Paved Drive & Garage
- Sought After Village Location

A superb opportunity to purchase this well presented three-bedroom semi detached home, situated in a quiet and popular residential part of the village within walking distance of the central shops, schools and amenities.

Ideal for families, the accommodation in brief comprises: a useful entrance porch leading to the entrance hall, a nicely-proportioned lounge with fireplace, a dining room with patio doors onto the rear garden, and a fitted kitchen with ample storage. To the 1st floor are 3 bedrooms and the superbly appointed bathroom.

An attractive block paved driveway provides parking to the front of the useful garage whilst a lawn provides an attractive frontage. To the rear is a small, enclosed garden enjoying a southerly aspect.

ACCOMMODATION

A upvc front door opens into a storm porch.

STORM PORCH

A small addition built to the front of the property constructed in upvc double glazed windows and panelling with a tiled floor, wall light and internal glazed door with side panel opening into the entrance hall.

ENTRANCE HALL

Having staircase rising to the first floor, doors through to the kitchen and lounge.

LOUNGE

A nice sized reception room with a large window overlooking the lawned front garden, feature electric fire suite with a marble hearth and surround, tv and sky connections and opening through to the dining room.

DINING ROOM

Open plan to the lounge, the dining room has uPVC double glazed patio doors leading onto the rear garden, a built-in storage cupboard and a door through to the kitchen.

KITCHEN

The kitchen is fully fitted with a range of cabinets and drawers finished with rolled top worksurfaces with tiled splashbacks and stainless steel sink, built-in appliances include a Bosch slimline dishwasher, integrated washing machine and a stainless steel electric oven with gas hob and extractor above. The worksurfaces extend into a small breakfast bar, there is

tiled flooring, a window to rear overlooking the garden, phone point, an understairs storage cupboard housing the gas and electric meters and fuse board. An obscured glazed door leads into the side lean-to.

SIDE LEAN-TO/PASSAGE

Provides a covered area between the house and the garage with a upvc door to front and timber latch door opening out to the rear garden plus a further door to the garage.

FIRST FLOOR LANDING

Having a window to side, loft hatch, access to three bedrooms and bathroom, airing cupboard housing the renewed Worcester Bosch gas central heating condensing and combination boiler with remote thermostat, slatted shelving and a small radiator.

BEDROOM ONE

A double master bedroom with a pleasant outlook over the front garden and Crescent beyond and built-in double wardrobe.

BEDROOM TWO

A second double bedroom with a large window and south facing outlook to rear, built-in double wardrobe.

BEDROOM THREE

A single bedroom having a window to front, tv aerial and built-in storage cupboard over the stairs.

BATHROOM

The bathroom has been recently remodelled and fitted with a traditional three piece Savoy suite with chrome fittings including a wc, pedestal wash hand basin and a panelled bath having a tiled surround, a chrome thermostatic shower fitment over and a bi-fold glazed shower screen, slate effect vinyl flooring, traditional chrome towel rail with column radiator and obscure window to the rear.

GARDENS

The property occupies a fantastic position upon the sought after Prince Edward Crescent still within easy walking distance into the centre of Radcliffe and set back from the road with a shaped lawn frontage edged with well stocked flowerbeds containing mature plants, trees and shrubs. A block paved driveway provides off street parking and in turn leads to the garage.

A small enclosed garden sits to the rear with panelled fencing to the boundaries and including a small lawn and paved patio seating area.

GARAGE

A brick built single garage having a steel up and over door, power and light and a small partition with tiled area housing a toilet at the back of the garage.

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.

ADDITIONAL INFORMATION

The property is of timber framed construction

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:-

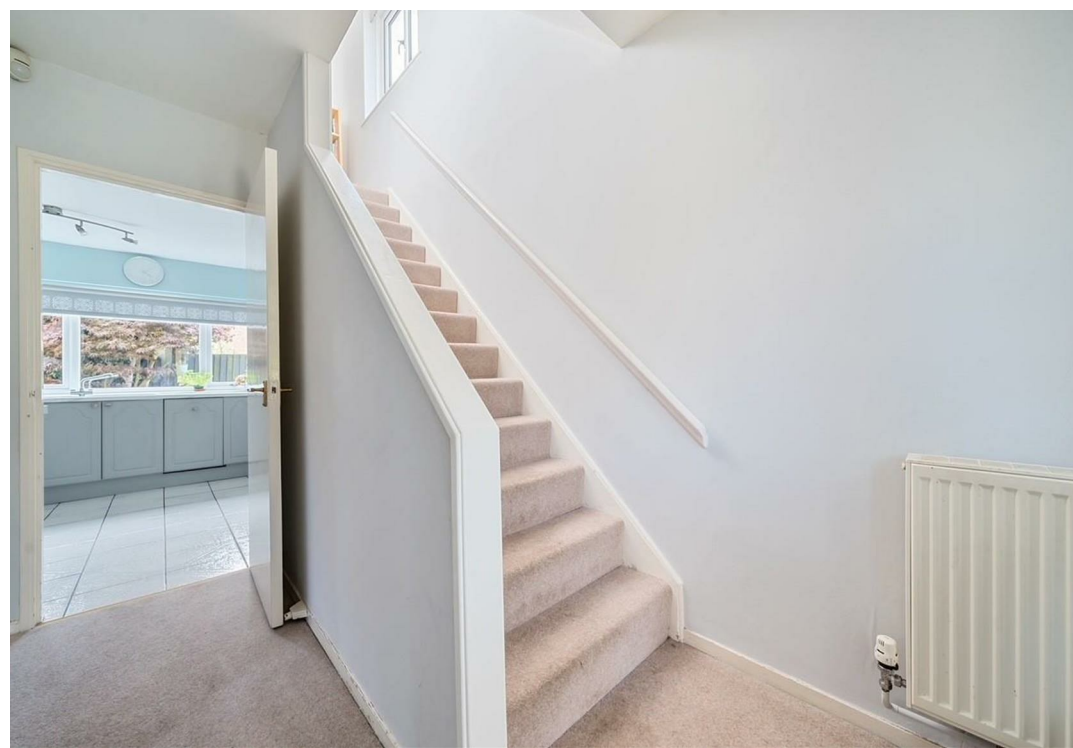
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

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

Planning applications:-

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

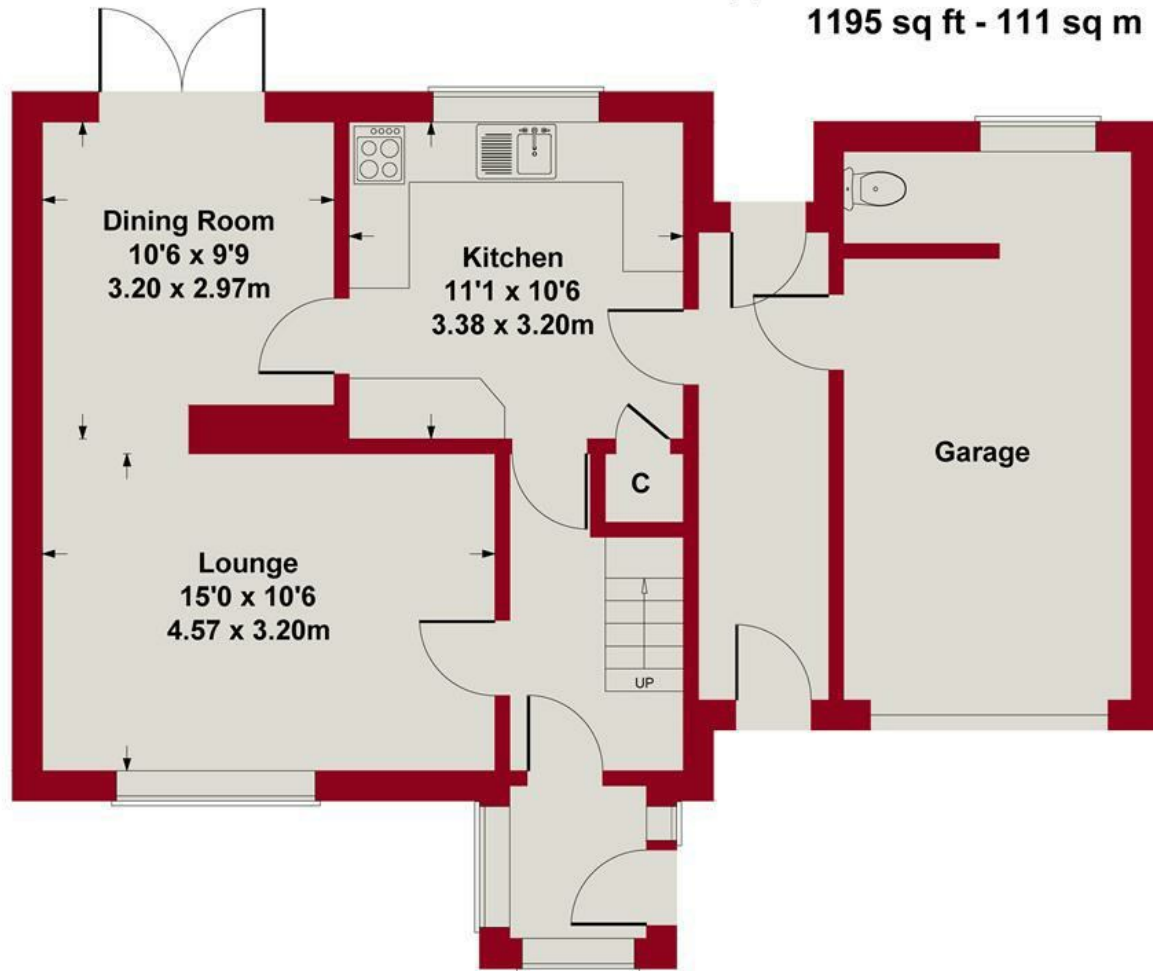




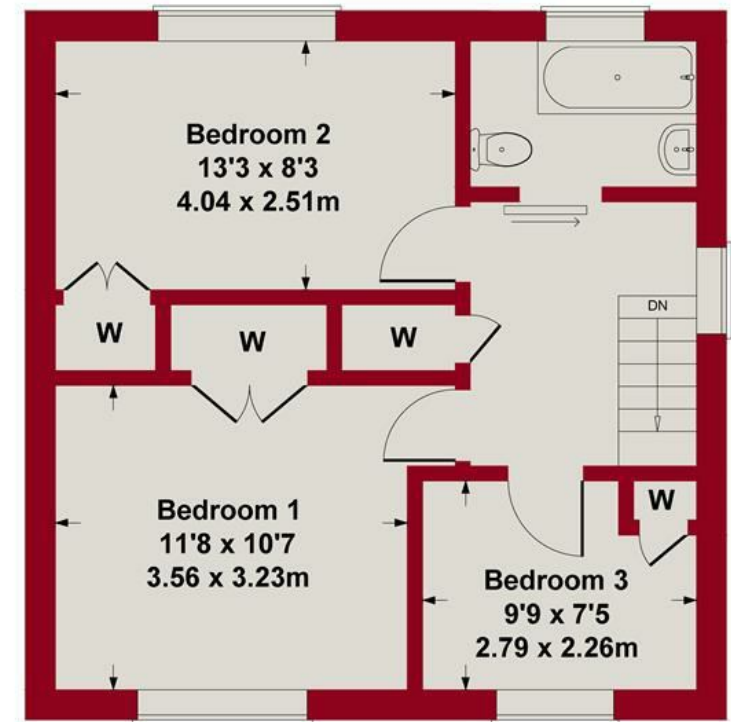




Approximate Gross Internal Area
1195 sq ft - 111 sq m



GROUND FLOOR



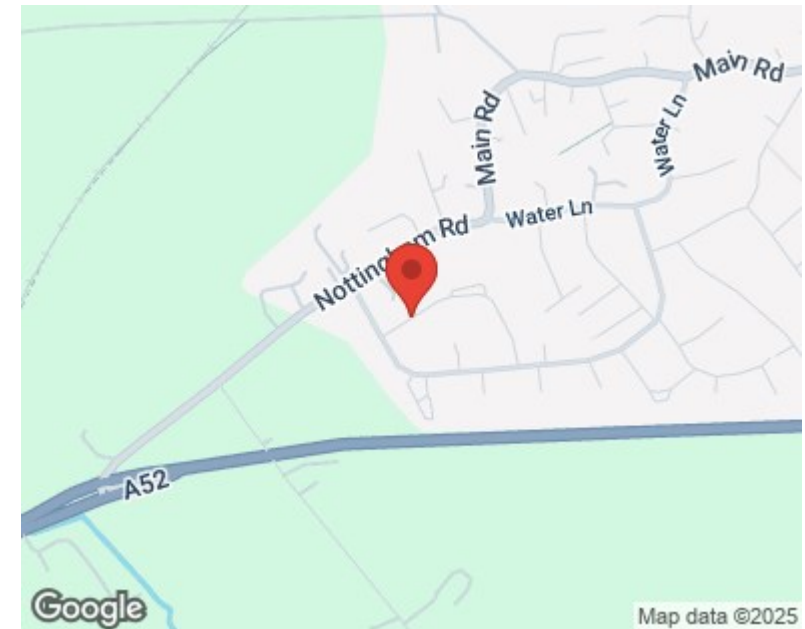
FIRST FLOOR

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.
Copyright V360 Ltd 2025 | www.houseviz.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
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.
Registered in England. Ltd Registration number: 07140024

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



Surveyors, Estate Agents, Valuers, Auctioneers