



**25 Albert Street, Radcliffe on Trent,
Nottingham, NG12 2FL**

Guide Price £285,000

Tel: 0115 9336666

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

- Attractive Period Home
- Lovely Bay Fronted Lounge
- Well Appointed Kitchen
- 2 Double Bedrooms
- Lovely Cottage Gardens
- Superbly Appointed Throughout
- Separate Dining Room
- Rear Lobby, Pantry, GF W/C
- 4-Piece Bathroom
- Popular Convenient Location

A fantastic opportunity to purchase this superbly appointed period home, occupying a popular and convenient location within easy reach of village amenities.

The property is full of character and delivers approximately 960 sq.ft of accommodation including a lovely entrance hall with Minton style floor tiles and useful storage. The bay fronted lounge features a period fireplace and the well-proportioned dining room leads into the well-appointed kitchen. There is a useful lobby/rear hallway with pantry for storage and a ground floor W/C whilst to the 1st floor are 2 double bedrooms and a 4-piece bathroom.

The property is offered for sale with the advantage of 'no chain' and includes a small block paved frontage and a delightful cottage style garden to the rear with lawn, seating area and useful brick outbuilding.

Viewing recommended!

ACCOMMODATION

A composite and double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

An attractive entrance hall with original cornicing and picture rail, central heating radiator and decorative Minton style tiled flooring. There is a useful understairs storage cupboard also with Minton style tiled flooring and coat hooks.

LOUNGE

A delightful bay fronted reception room with original cornicing and picture rail, a central heating radiator, a uPVC double glazed sliding sash bay window to the front aspect, a built-in cupboard to one of the alcoves housing the consumer unit and electricity meter. The focal point of the room is an attractive period style fireplace with decorative cast iron surround and attractive tiled slips.

DINING ROOM

A versatile second reception room with original picture rail, a central heating radiator, a uPVC double glazed window to the rear aspect, a door and staircase leading to the first floor and a door leading into the kitchen.

KITCHEN

Fitted with a range of base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset stainless steel single drainer sink with mixer tap and built-in appliances

including a Zanussi oven with four burner gas hob and concealed extractor hood over. There is space for further appliances including plumbing for both a washing machine and a dishwasher and a recess for a fridge freezer. Central heating radiator, tiled flooring, a uPVC double glazed window to the side aspect, spotlights to the ceiling and a wall mounted Worcester central heating boiler.

REAR HALL/LOBBY

A useful space with tiled flooring, a central heating radiator, a uPVC double glazed window and door to the side aspect and a walk-in pantry with tiled flooring and access hatch to the roof space.

GROUND FLOOR W/C

Fitted with a low level toilet and having a central heating radiator, tiled flooring and a small single glazed window to the rear aspect.

FIRST FLOOR LANDING

With an access hatch to the roof space and a central heating radiator.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, two uPVC double glazed windows to the front aspect and a useful built-in cupboard over the stairs with hanging rail.

BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a built-in cupboard over the stairs.

BATHROOM

A modern four piece bathroom featuring a pedestal wash basin with mixer tap, a dual flush toilet, a panel sided bath with central mixer tap and a quadrant style shower enclosure with glazed sliding doors and mains fed shower. Tiling to the walls for splashbacks, tiled flooring, a central heating radiator, spotlights to the ceiling and a uPVC double glazed obscured window to the rear aspect.

GARDENS

A walled frontage and wrought iron gate lead to a block paved terrace at the front of the property leading to the front door. At the rear, beyond the shared path is a lovely and well established garden enclosed by timber trellising with mature shrubs, an area of lawn with a central path leading to the foot of the garden where there is a paved patio and a brick-built outhouse 5'0" x 5'0" used as a garden store.

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 B.

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>

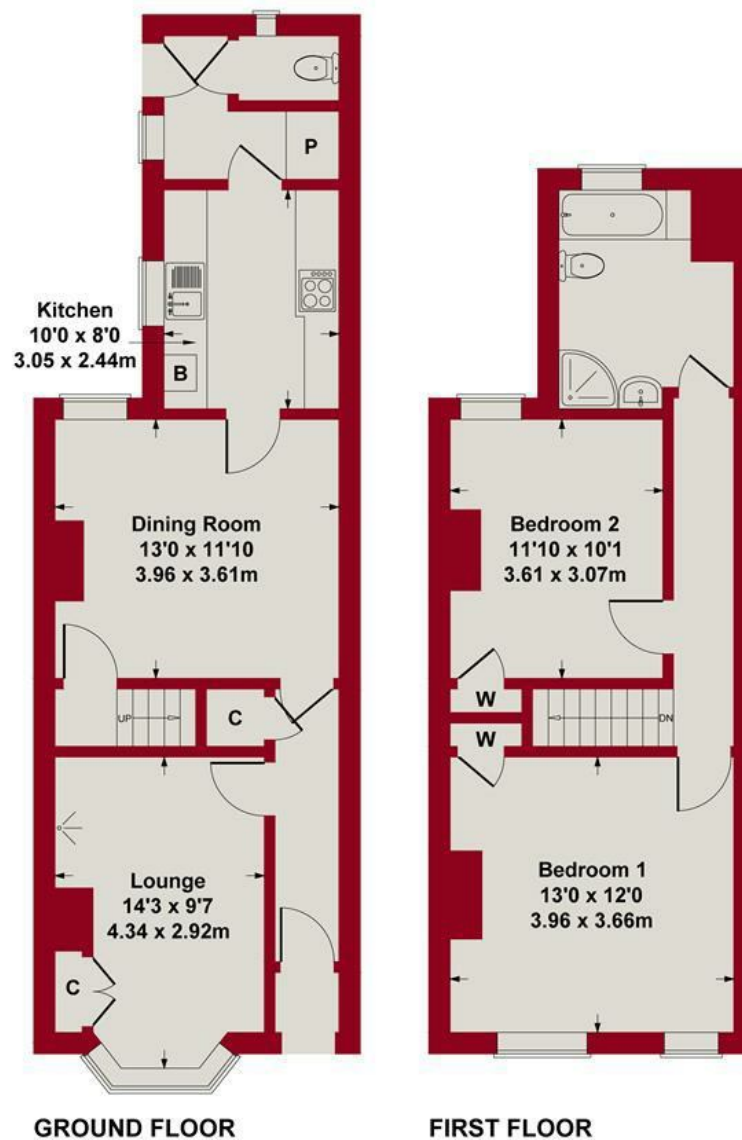








Approximate Gross Internal Area
959 sq ft - 89 sq m



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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		69
(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



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



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