



1 Maple Close, Radcliffe on Trent,
Nottingham, NG12 2DG

Guide Price £280,000

Tel: 0115 9336666

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

- Semi Detached Bungalow
- No Chain
- Porch/Hallway
- Fitted Kitchen
- Mature Landscaped Corner Plot
- Highly Convenient Location
- Scope for Light Refurbishment
- Lounge with Fireplace
- 2 Bedrooms, Bathroom
- Driveway, Carport, Garage

An excellent opportunity to purchase a conveniently located semi detached bungalow, occupying a prime corner plot and offered for sale with the advantage of no upward chain.

The property occupies a highly popular location within easy reach of village amenities and the accommodation has excellent scope for buyers to update to their own taste and specification.

Benefitting from uPVC double glazing throughout, the accommodation in brief comprises; a useful entrance porch/hallway, a dual aspect lounge, fitted kitchen, two bedrooms and a bathroom.

Outside are impeccably maintained gardens to three sides including a shaped lawn, paved pathways and established beds whilst the rear garden has a gate leading onto the carport and driveway situated at the front of the garage.

ACCOMMODATION

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

ENTRANCE PORCH

A useful entrance porch/hallway with a central heating radiator, a uPVC double glazed window and a door into the lounge.

LOUNGE

A well proportioned lounge with two uPVC double glazed windows and a fireplace with Adam style surround, marble effect insert and hearth housing a coal effect gas fire.

INNER HALLWAY

With an access hatch to the roof space and an airing cupboard housing the foam insulated hot water cylinder with shelving for storage.

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 space for appliances including plumbing for a washing machine and a gas cooker point. There is a uPVC double glazed window, a central heating radiator, a pantry with shelving and housing the gas and electricity meters. A uPVC double glazed door leads onto gardens.

BEDROOM ONE

A good sized double bedroom with a central heating radiator and a uPVC double glazed window.

BEDROOM TWO

With a central heating radiator, a uPVC double glazed window and a range of wall-to-wall fitted bedroom furniture with wardrobes and cupboards.

BATHROOM

A three piece bathroom fitted with a cast iron bath, a pedestal wash basin with hot and cold taps and a low level toilet. There is a central heating radiator, fully tiled walls, an electric shower over the bath and a uPVC double glazed obscured window.

GARDENS

The property occupies a delightful and established corner plot including a shaped lawned frontage edged with well stocked beds and borders. A pathway at the side of the plot leads to the front door and continues around to a side garden which also includes a shaped lawned area and established perimeter beds. There is gated side access to a fully enclosed rear garden with shaped lawns, mature planting and paved pathways leading to both the courtesy door into the rear of the garage and a rear gate leading onto the driveway and carport.

DRIVEWAY, CARPORT & GARAGING

A single width driveway from Maple Close at the rear of the plot provides parking for two vehicles and in turns leads to the single brick built garage with metal up and over door.

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 INFO

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#>

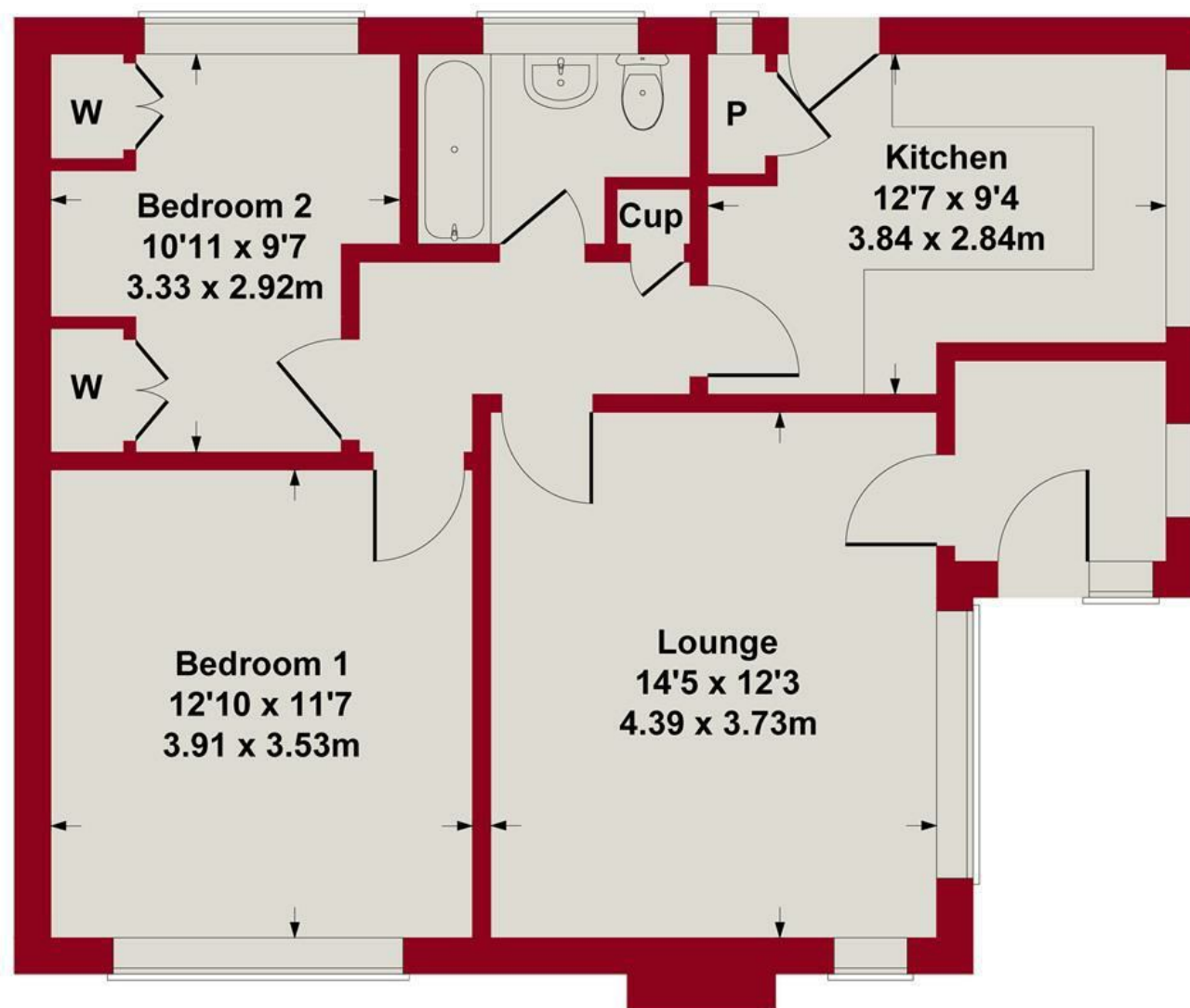
Broadband & Mobile coverage:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:- <https://reports.ofsted.gov.uk/>

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



Approximate Gross Internal Area
678 sq ft - 63 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		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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