



**2 Bolton Terrace, Radcliffe on Trent,
Nottingham, NG12 2FG**

Guide Price £375,000

Tel: 0115 9336666

 **RICHARD
WATKINSON**

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Detached House
- Highly Convenient Location
- Porch and Hallway
- Conservatory
- 3 Good Bedrooms
- Chain Free
- Heart of the Village
- Through Lounge/Diner
- Kitchen and Utility Room
- Low Maintenance Gardens, Driveway, Garage

Situated in the very heart of the village, this attractive detached home is only a stone's throw away from the wealth of amenities on offer in this well-regarded village.

Offered for sale with the advantage of 'no chain', the property is well-maintained and offers buyers excellent scope to modernise and potentially reconfigure a home to their own tastes and specifications. The accommodation is double glazed and includes an entrance porch and hallway, a lovely through lounge diner with access into the conservatory at the rear, and a fitted kitchen with useful utility room off. To the 1st floor are 3 good bedrooms, a wet room and a separate W/C whilst outside, attractive low maintenance gardens sit to the front and rear, the front also offering a block paved driveway leading to the attached garage.

Rarely do homes in such close proximity to the village centre come to the market and viewing is highly recommended to appreciate the location and potential on offer.

ACCOMMODATION

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

SUN PORCH

With uPVC double glazed windows, a tiled floor and a part glazed timber door into the entrance hall.

ENTRANCE HALL

With a spindled staircase rising to the first floor including a useful understairs storage cupboard. There is a central heating radiator and doors to rooms including a door into the kitchen.

KITCHEN

Fitted with a range of base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset stainless steel 1.5 bowl single drainer sink with mixer tap and built-in appliances including an eye level double oven by Hotpoint, a four ring gas hob with concealed extractor hood over. There is an integrated three drawer freezer and refrigerator to the side plus space and plumbing for a dishwasher. A door leads into the utility room.

UTILITY ROOM

A useful space with space for appliances including plumbing for a washing machine. Tiled flooring, a uPVC double glazed window to the rear aspect plus a uPVC double glazed stable door and a wall mounted Potterton central heating boiler and programmer.

LOUNGE DINER

A spacious dual aspect reception room with decorative high coved ceiling, a central heating radiator, a uPVC double glazed window to the front aspect and a uPVC double glazed French door with full height window to the side leading into the conservatory.

CONSERVATORY

Of uPVC and brick construction with a pitched polycarbonate roof and a uPVC double glazed French door onto the gardens.

FIRST FLOOR LANDING

With a central heating radiator and a uPVC double glazed window to the rear aspect plus access hatch to the roof space.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a range of fitted wardrobes with shelving and hanging rails.

BEDROOM TWO

A double bedroom with a central heating radiator and a uPVC double glazed window to the front elevation with rooftop views towards St. Marys Church.

BEDROOM THREE

A double bedroom with a central heating radiator and uPVC double glazed windows to both the rear and side aspects.

WET ROOM

A converted bathroom to provide a wet room including a shower area with fixed glazed screen and Triton electric shower. There is a pedestal wash basin with hot and cold taps plus mermaid boarding around the shower area and tiling for splashbacks to other walls. Electric shaver point, central heating radiator, a uPVC double glazed obscured window to the rear aspect and an airing cupboard housing the foam insulated hot water cylinder with slatted shelving above.

SEPARATE W/C

Fitted with a close coupled toilet and a uPVC double glazed obscured window to the rear aspect.

DRIVEWAY & GARAGING

An attractive block paved driveway at the front of the plot provides parking for one car and leads to the single integral garage with electric up and over door.

GARDENS

The property occupies a low maintenance plot including a paved and gravelled frontage interspersed with shrubby style plants. There is wrought iron gated access to the side leading to the courtyard style garden at the rear, enclosed with a combination of brick walling and timber panelled fencing, being mainly paved for low maintenance with well stocked borders and a large timber shed included in the sale.

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 situated on a private road.

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:-

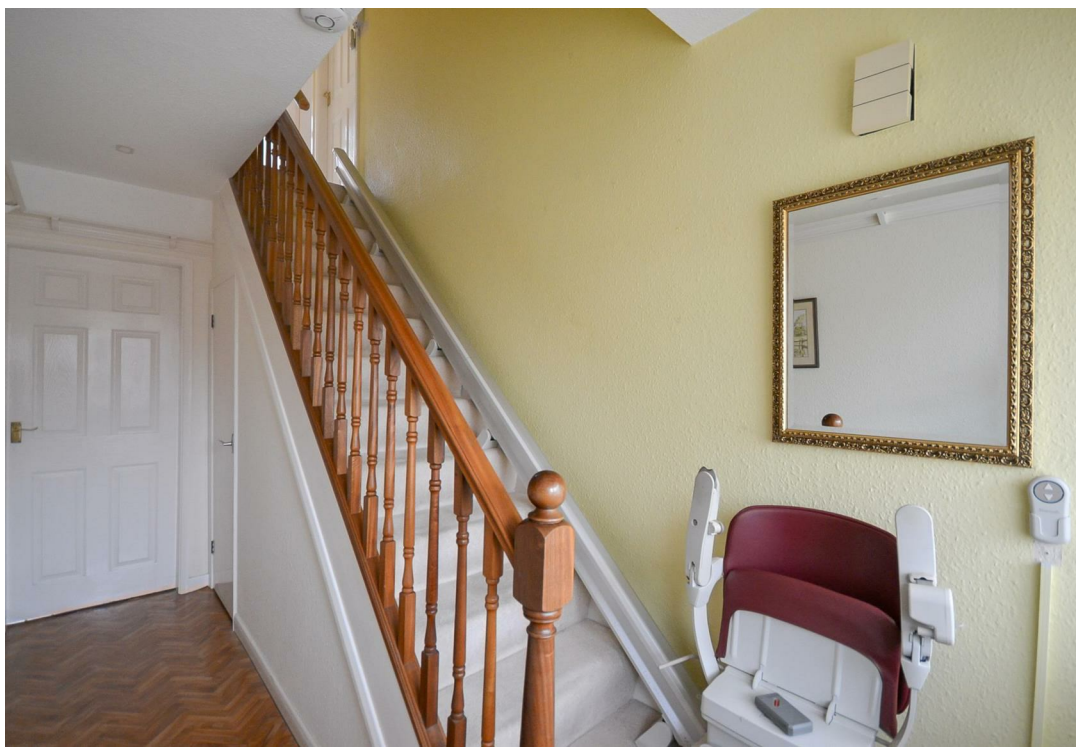
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

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

Planning applications:-

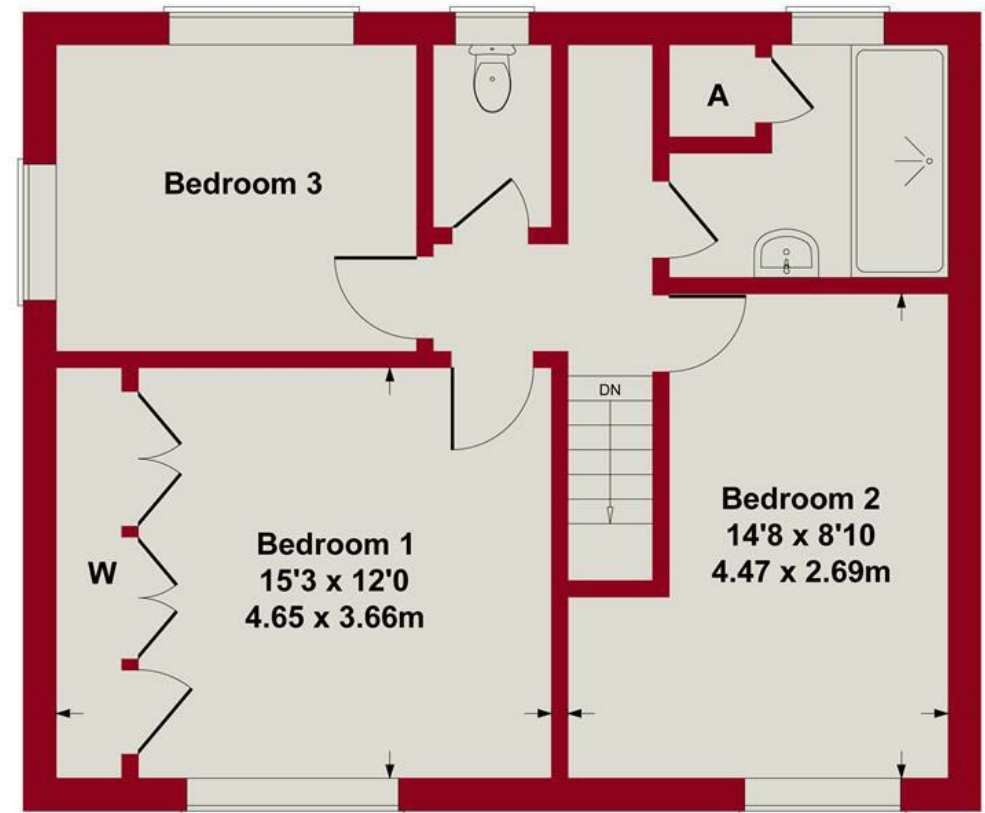
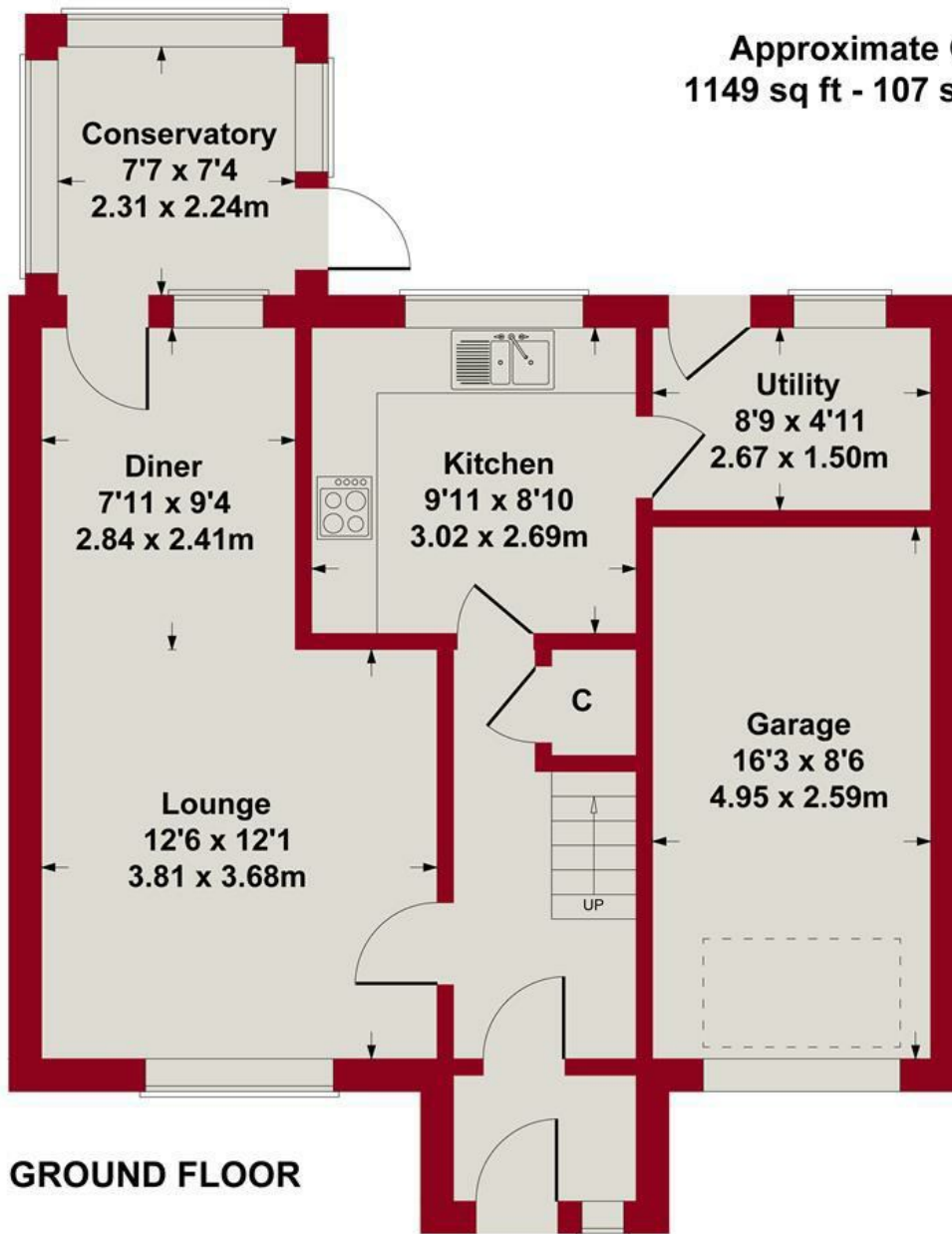
<https://www.gov.uk/search-register-planning-decisions>







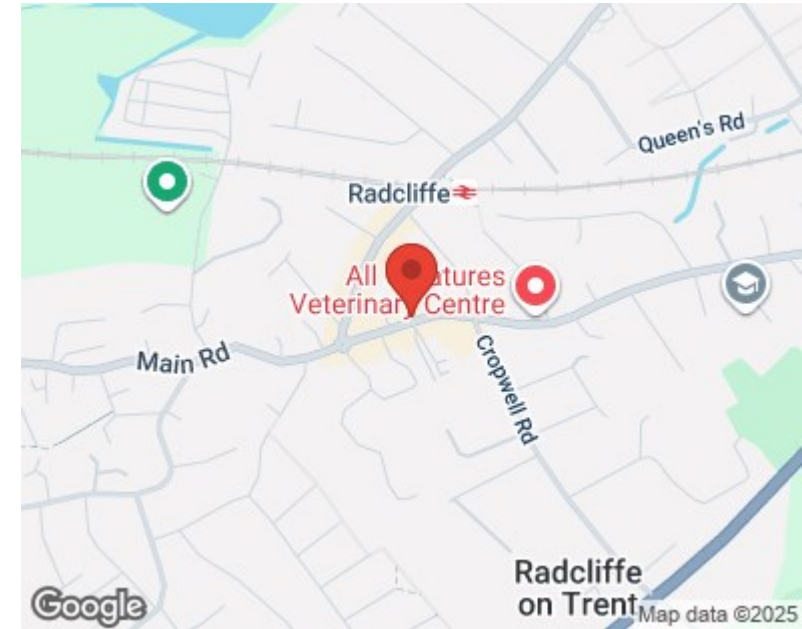
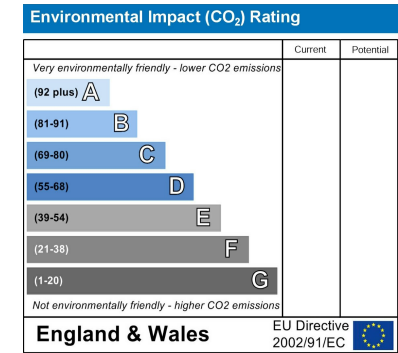
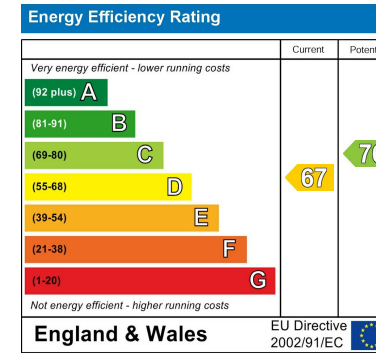
**Approximate Gross Internal Area
1149 sq ft - 107 sq m (Exclude Garage)**



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

**RICHARD
WATKINSON
PARTNERS**



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



RICS



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



**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers