



**129 Shelford Road, Radcliffe on Trent,
Nottingham, NG12 1AZ**

Guide Price £415,000
Tel: 0115 9336666

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

- Deceptively Spacious Dormer Bungalow
- No Upward Chain
- Lounge/ Diner
- 4 Double Bedrooms
- Driveway, Large Garage

A Fantastic Opportunity – Spacious Detached Bungalow with No Upward Chain

This deceptively spacious four-bedroom detached bungalow is located in a highly sought-after area and is offered for sale with the significant advantage of no upward chain.

The property requires a program of refurbishment, making it an ideal purchase for buyers looking to modernise, reconfigure, or extend to create a home tailored to their own style and requirements.

Inside, the well-proportioned accommodation comprises:

Entrance hall
Generous lounge/diner
Fitted kitchen
Four double bedrooms
Family bathroom
En-suite shower room

Outside, the property enjoys a mature plot with an established frontage, driveway parking, and a larger-than-average garage. To the rear is a private enclosed garden, offering a good degree of seclusion.

This is an excellent opportunity to acquire a home with huge potential in a popular location.

ACCOMMODATION

A veranda runs across the frontage of the property, with a block paved seating area and leading to a part glazed entrance door into the entrance hall.

ENTRANCE HALL

With black and white chequered tiled flooring, security alarm control panel, access hatch to the roof space with pull-down loft ladder, a central heating radiator and doors to rooms.

LOUNGE DINER

A spacious dual aspect lounge through diner with stripped wooden floorboards, two central heating radiators, a uPVC double glazed window to the front aspect and two uPVC double glazed windows to the side. There is a fireplace with a Minster style surround and marble insert and hearth housing an electric fire plus a built-in bookcase to the alcove.

- Excellent Potential for Refurbishment
- Generously Proportioned Throughout
- Kitchen
- Bathroom Plus En-suite
- Mature Rear Garden with Good Level of Privacy

KITCHEN

Fitted with a range of base and wall cabinets with rolled edge worktops, a one and three quarter bowl stainless steel single drainer sink with mixer tap and tiled splashbacks. Built-in appliances include an eye level oven and a four zone electric hob with extractor hood over. Tiled flooring, a uPVC double glazed window to the side aspect and a cupboard housing the Ideal Logic combination boiler.

REAR HALLWAY

With tiled flooring, a uPVC double glazed window to the side aspect, a panelled door onto the rear garden and a door into the bedroom/family room.

BEDROOM/FAMILY ROOM

A spacious and versatile room with two central heating radiators, a timber framed window overlooking the gardens, aluminium framed sliding patio doors.

EN-SUITE SHOWER ROOM

Fitted with a close coupled toilet, a pedestal wash basin with hot and cold taps and a shower area with wall mounted Triton electric shower. There is tiling for splashbacks, tiled flooring, a central heating radiator, a single glazed obscured window and an extractor fan.

BEDROOM

With stripped wooden floorboards, a central heating radiator and a uPVC double glazed window to the front aspect.

BEDROOM

With a central heating radiator and a uPVC double glazed window to the rear aspect.

BATHROOM

A three piece bathroom including a panel sided bath with hot and cold taps, a pedestal wash basin with hot and cold taps and a close coupled toilet, central heating radiator, tiling for splashbacks and a uPVC double glazed obscured window to the rear aspect.

SELF CONTAINED STUDIO ROOM

A part glazed door from the rear garden leads via a staircase up to a studio room above the garage with a central heating radiator, a uPVC double glazed window to the front aspect and access to the eaves for storage.

DRIVEWAY & GARAGING

A single width driveway provides parking at the front and leads to the integral garage which has an electric roller door to the front, power and light and a metal up and over door at the rear allowing vehicular access into the rear garden.

GARDENS

The property occupies a mature and established plot with planted frontage and timber gated side access leading to a fully enclosed rear garden with pebbled beds, a shaped lawn, established borders and affording a good level of privacy.

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 E.

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>

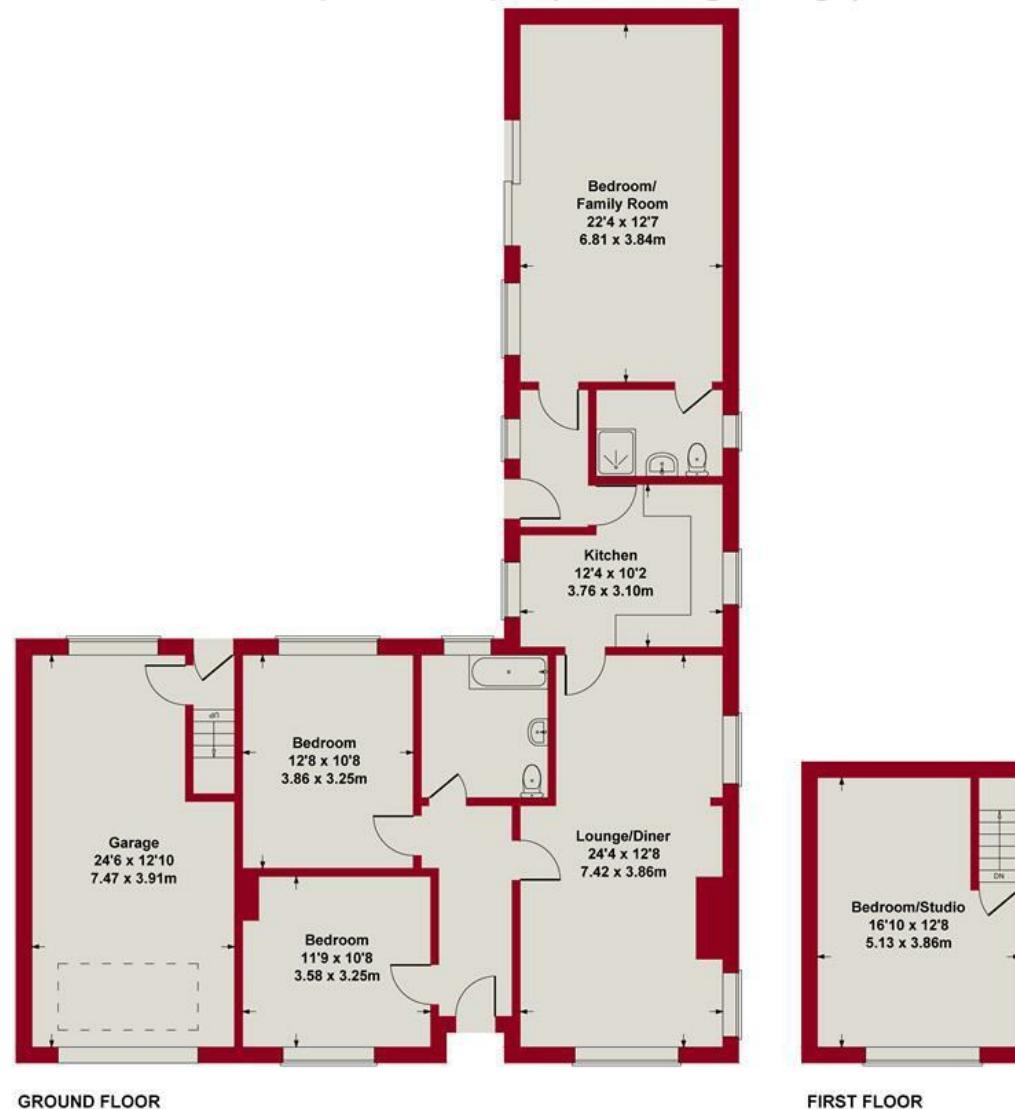








Approximate Gross Internal Area
1464 sq ft - 136 sq m (Excluding Garage)



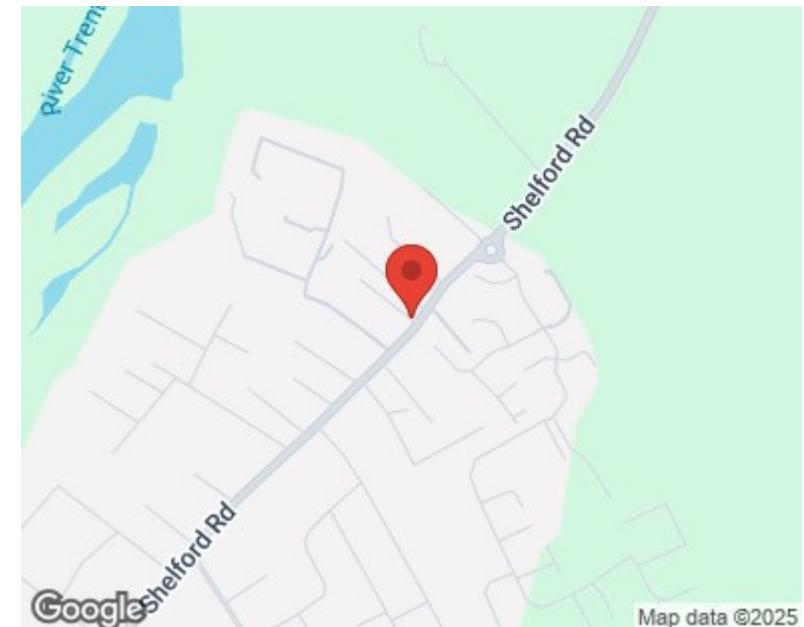
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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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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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