



Blakeney Road,
Radcliffe-On-Trent, NG12 2GX



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Offers In The Region Of **£350,000**

Offered to the market is this Three Bedroom, Detached Bungalow. Having undergone recent modernisation to include: New Kitchen, New Boiler and Redecoration. Located within the popular Harlequin development within Radcliff-on-Trent with accommodation comprising: Entrance porch, hallway, spacious living room opening through to the modern fitted kitchen, conservatory, three bedrooms, modern shower room, garage, landscaped rear garden and driveway providing off street parking to the front. EPC - TBC. Council Tax Band - D. Freehold. No Upward Chain.



Entrance Porch

Door into Hall

Hall

Doors to the Bedroom accommodation, Shower Room and storage cupboard and French interior doors to the Living Room.

Living Room

15'8" x 13'1" (4.80 x 4)

A spacious Primary Reception Room with stripped solid wooden flooring, television point, door and window to the Conservatory and open through to the Kitchen area.

Kitchen

19'4" x 7'6" (5.90 x 2.30)

A recently re-fitted Kitchen with base and wall mounted units with wooden work surface over, inset ceramic sink, built-in fridge freezer, built-in dishwasher, built-in electric fan assisted oven and grill with four ring electric hob and extractor fan over, continuation of the stripped solid wood flooring and having double glazed window and door to the side elevation.

Conservatory

16'0" x 7'10" (4.90 x 2.40)

Double glazed windows and double glazed door to the Rear Garden and solid wooden flooring.

Bedroom One

12'9" x 11'9" (3.90 x 3.60)

Double glazed window to the front elevation and built-in wardrobes.

Bedroom Two

11'9" x 8'6" (3.60 x 2.60)

Double glazed window to the front elevation and built-in wardrobes.

Bedroom Three

7'10" x 7'2" (2.40 x 2.20)

Window to the side elevation and built-in wardrobe.

Shower Room

Fitted with a three piece modern suite comprising: W.C. wash basin and shower cubicle, double glazed window to the side elevation and tile effect flooring.

Garage

Garage door to the front, light and power.

Rear Garden

Immediately to the rear of the property is a patio area ideal for entertaining and alfresco dining with a step down to a shaped lawn and a timber summer house.

Outside to the Front

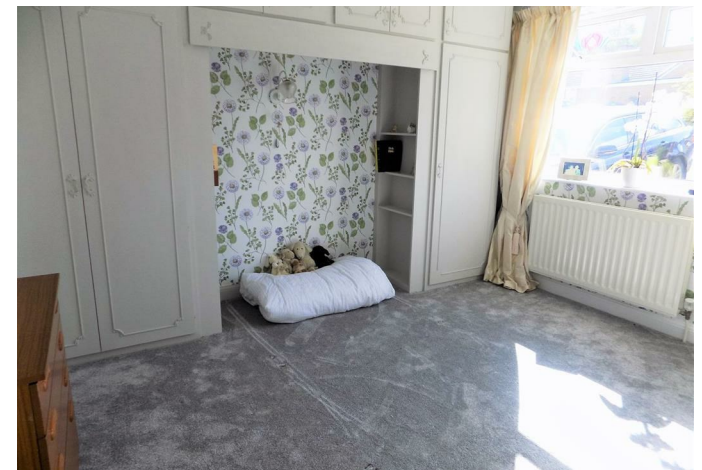
There is a driveway providing off street parking.

Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

very low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>



Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

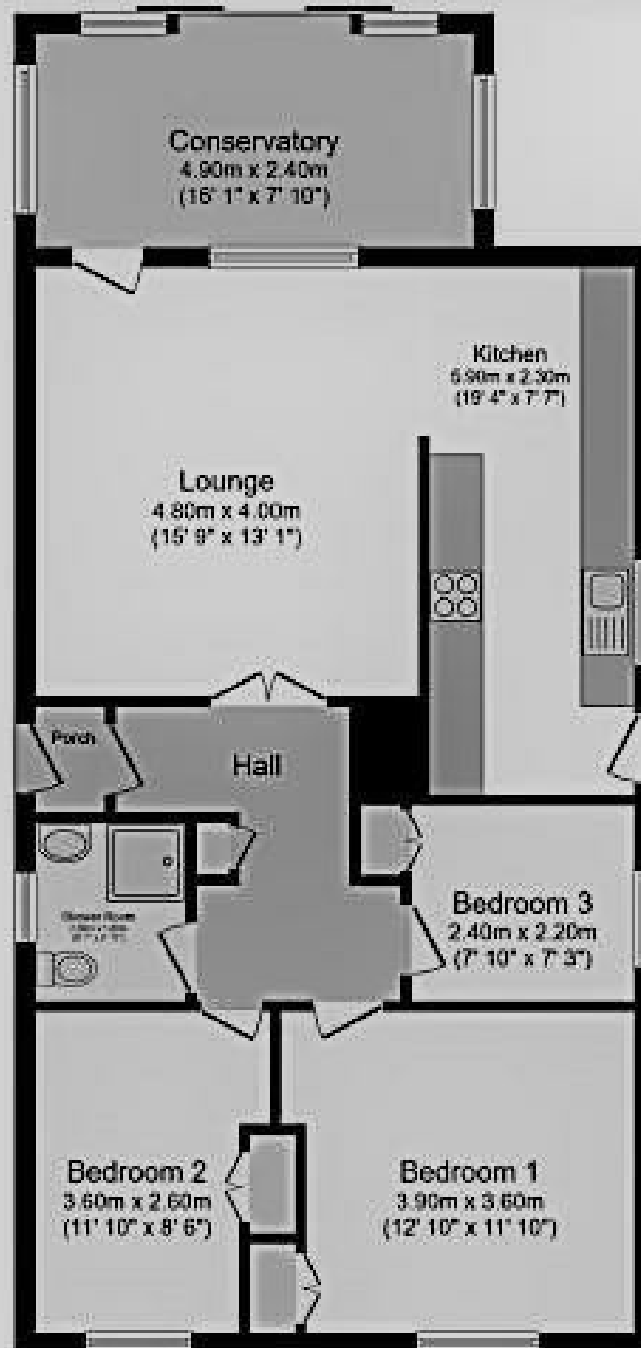
Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.



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		



Total floor area 92.5 m² (995 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

t: 01949839839

e: bingham@newtonfallowell.co.uk

www.newtonfallowell.co.uk

