



**Station Terrace,**  
Radcliffe-On-Trent, NG12 2AH



Station Terrace,  
Radcliffe-On-Trent, NG12 2AH  
£199,950

Offered to the market is this charming, Two Bedroom Cottage, located within the centre of Radcliffe-on-Trent being just a short walk away from all the local amenities and transport links. Accommodation comprises: Entrance, Kitchen, Living Room, Ground Floor Bathroom, First Floor W.C., Two Double Bedrooms, Two Outbuildings and good sized Garden. Council Tax Band - A. Freehold and part Flying Freehold. EPC Rating - D.





### Entrance

Double glazed front door into the Living Room.

### Living Room

**12'0" x 10'5" (3.68 x 3.20)**

UPVC double glazed Sash style window to the front elevation, beam ceiling, television point, built-in storage and shelving to alcoves and wooden latch and brace door to the Kitchen.

### Kitchen

**8'7" x 8'0" (2.62 x 2.44)**

Fitted with a good range of Shaker style base and wall mounted units with solid wooden work surface over, inset ceramic Butler style sink with traditional mixer tap, space and plumbing for dishwasher, space for cooker, built-in wine rack, quarry tiled flooring, beamed ceiling, solid wooden latch and brace door to the Walk-in Pantry having shelving and space for fridge freezer, solid wooden latch and brace doors to the stairs and Ground Floor Bathroom and wooden and glazed door and window to the Rear Porch.

### Ground Floor Bathroom

Fitted with a three piece white suite comprising: W.C., wash basin and panel bath with chrome shower over, quarry tiled flooring window to the Rear Porch and heated towel rail.

### Rear Porch

Tiled flooring, double glazed door and side panel to the rear elevation and double glazed glass roof.

### First Floor W.C.

Fitted with a two piece white suite comprising: W.C. and wash basin, wood effect flooring, uPVC double glazed window and wall mounted gas central heating boiler.

### Bedroom One

**15'10" x 10'5" (4.85 x 3.19)**

UPVC double glazed window, feature decorative period style fireplace and built-in wardrobes.

### Bedroom Two

**8'5" x 7'11" (2.58 x 2.43)**

UPVC double glazed window.

### Outbuildings

There are two Outbuildings one ideal for storage and the other having space and plumbing for washing machine.

### Gardens

The Gardens have been landscaped to provide a patio area leading onto a meandering gravel pathway with deep mature and flourishing borders, further seating area and pedestrian access.





### 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.



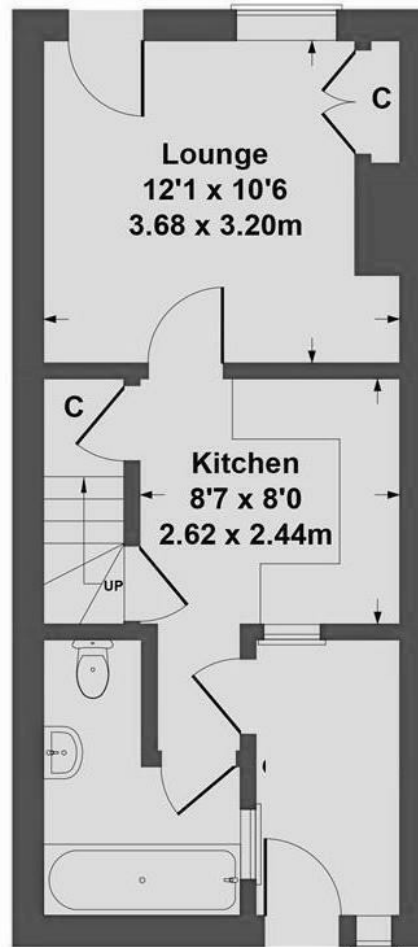


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

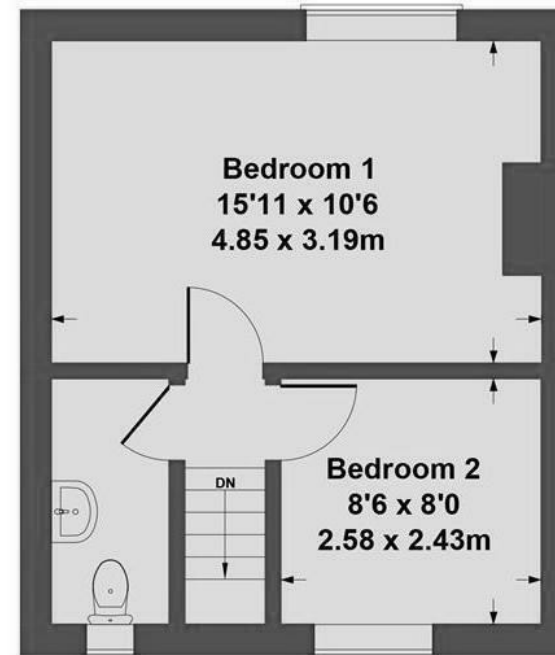
# Station Terrace, Radcliffe on Trent

Approximate Gross Internal Area

624 sq ft - 58 sq m



GROUND FLOOR



FIRST FLOOR

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 2020 | [www.houseviz.com](http://www.houseviz.com)

t: 01949839839

e: [bingham@newtonfallowell.co.uk](mailto:bingham@newtonfallowell.co.uk)

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)



