



ROYSTON & LUND

18 Cliff Crescent

Radcliffe-On-Trent | NG12 1AT | Guide Price £260,000-£270,000

ROYSTON
& LUND

- Village Location
- Off-Street Parking
- South East Facing Garden
- Freehold
- Council Tax Band C
- Three Bedroom Semi-Detached Home
- Ample Storage with Out Buildings and a Pantry
- Extended Property
- EPC Rating E





Guide price £225,000- £235,000

Royston and Lund are pleased to market this three bedroom semi detached family home located in the popular village of Radcliffe-On-Trent and offered to the market with no onward chain. Radcliffe on Trent is a much sought after village location which lies about five miles east of Nottingham, offering a wide range of shops from the butcher, baker, grocer, to the Co-op food store and the chemist. There is a host of bars, restaurants, public houses, coffee shops and a deli.

Entering into the hallway there is access into the lounge and stairs to the first floor. The generous lounge leads into the internal hallway where there is access into the pantry with storage space under the stairs to the right, a three piece bathroom consisting of a W/C, wash basin and bath with shower overhead to the left and there is a bi-folding door into the kitchen/diner. To the rear of the property there is a lobby which leads out into the garden, provides access to the driveway and also the store rooms. Upstairs are two double bedrooms, one of which features integrated storage space and a single bedroom.

The property benefits from off-street parking on the drive for multiple cars and a south-east facing garden with a slabbed patio area, plenty of room for garden sheds and a greenhouse and is also laid to lawn.

There is a frequent and well used public bus service into Nottingham for commuters, shoppers and nightlife. Radcliffe also has its own railway station which provides a service to Nottingham, Grantham & beyond. Along with strong road links with the A52 to Nottingham and Grantham and close by A46 to Newark and the M1 south.

West Bridgford Centre can be found close by, which offers a range of shops from the independent butcher, baker, grocer, and fishmonger, to the Marks and Spencer Simply Food store, and also benefits from its popular weekly Farmers Market along Central Avenue. It is home to a host of bars and restaurants, coffee shops and deli's.



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.



Total area: approx. 83.7 sq. metres (900.6 sq. feet)

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(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	Current
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(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	Current
EU Directive 2002/91/EC	

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EPC