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&L

2 Regina Close

Radcliffe-On-Trent | NG12 2EL | Asking Price £279,950

ROYSTON
& LUND

- Semi-Detached Bungalow
- No Upward Chain
- Two Reception Rooms
- South West Garden
- EPC Rating D - Freehold
- Corner Plot
- Three Bedrooms
- Driveway & Garage
- Close To Local Amenities
- Council Tax Band C





Royston and Lund are delighted to bring to the market this three bedroom semi-detached bungalow that occupies a lovely corner plot in the village of Radcliffe on Trent. Sold with no upward chain, this property offers the chance to add value and to put your own stamp on something. There is off street parking, as well as a single garage and the rear of the property has a lovely south westerly aspect.



In brief the property comprises an entrance porch that leads into a dining room, lounge and a fitted kitchen. There are two double bedrooms, one single bedroom and a three piece shower room consisting of a shower, WC and wash basin. There are built in wardrobes to all three bedrooms and from the kitchen there is access into the conservatory that leads to the garden. To the front of the property there is a generous lawned garden with mature trees and to the rear there is further generous garden space with a patio area, lawn, trees and fenced boundaries.

Radcliffe offers a range of amenities, making it a popular residential area for families and commuters to nearby Nottingham. The village boasts several parks, including the scenic Cliff Walk along the river, and has a range of local shops, cafes, and pubs. Its close proximity to Nottingham and easy access to transportation links



Where 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 of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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

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.

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