



1 Palin Gardens

Radcliffe-On-Trent | NG12 2GL | Asking Price £225,000

ROYSTON
& LUND

- Three Bedrooms
- Integrated Kitchen Appliances
- Well Presented
- Excellent Transport Links
- EPC Rating - D
- End Terrace
- Off Street Parking
- Close By To Numerous Amenities
- Open Plan Kitchen Area
- Council Tax Band - B





Royston and Lund are pleased to bring to the market this three bedroom end terrace property in Radcliffe On Trent. Close by to numerous amenities such as pubs, shops and restaurants, this property would be perfect for a growing family, or first time buyer.

Ground floor accommodation consists of a generous size living room with front facing window and an electric log burner. The kitchen is an ample size with integrated appliances such as eye level oven, hob and extractor fan, the kitchen also opens up into the dining room which then further grants access to the rear garden via french opening doors.

To the first floor there are three well proportioned double bedrooms, the main bedroom having the benefit of built in wardrobes. All three bedrooms share a three piece suite bathroom.

Facing the property there is off-street parking via designated spaces, a path and lawn leading to the entrance of the property. To the rear there is a low maintenance rear garden consisting of decking and stoned flower beds which is then enclosed by fenced borders.

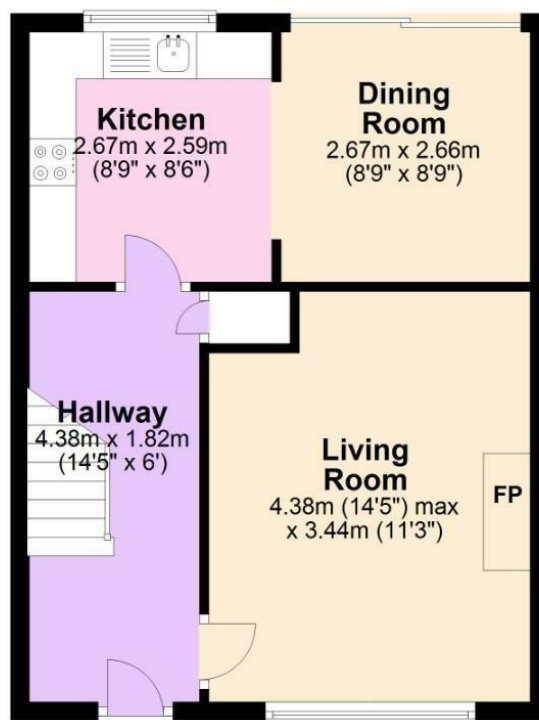




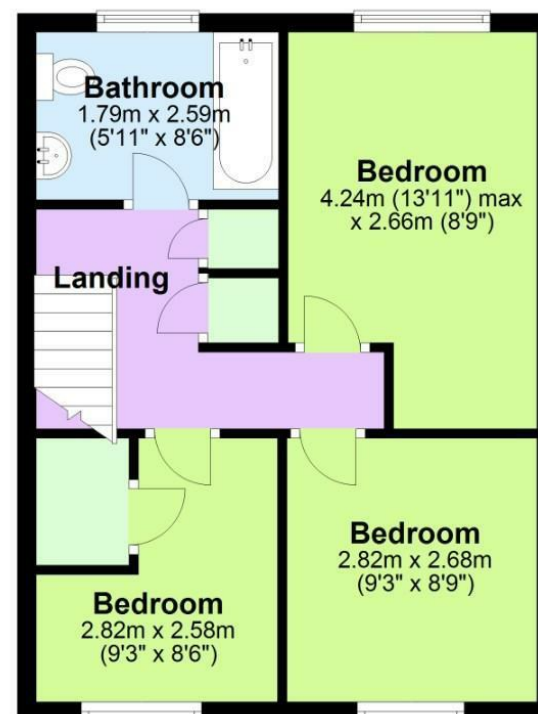
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(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		

Ground Floor
Approx. 38.3 sq. metres (412.6 sq. feet)



First Floor
Approx. 38.3 sq. metres (412.6 sq. feet)



Total area: approx. 76.7 sq. metres (825.2 sq. feet)

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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