



1a Valley Road

Radcliffe-On-Trent | NG12 1BB | Guide Price £410,000

ROYSTON  
& LUND



- Detached Bungalow
- No Upward Chain
- Large Lounge Diner
- Fantastic Plot
- Council Tax E
- Sought After Location
- Three Bedrooms
- Requires Some Modernisation
- EPC Rating
- Viewing Recommended







**\*NO UPWARD CHAIN\***

A superb bungalow situated on a spacious plot in the ever popular village location of Radcliffe-on-Trent where there are excellent amenities including pubs, restaurants, local shops and frequent bus routes to Nottingham city centre & West Bridgford.

The property has been well loved but would benefit from some modernisation and refurbishment.

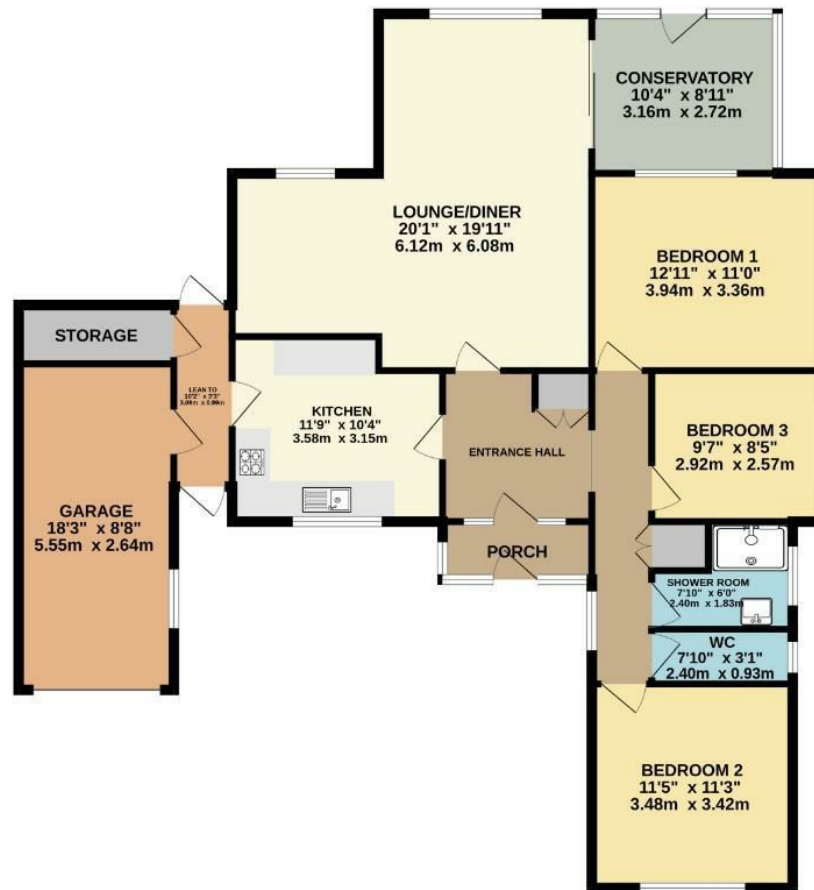
Entering the property through the porch you are greeted by a spacious entrance hall which provides access to all rooms, there is a separate WC, the lounge diner is a great-sized room with access to the conservatory which opens onto the rear garden. There is a modern fitted kitchen, three bedrooms and a shower room.

Outside, the property has excellent gardens which surround the perimeter of the house. The gardens are well-maintained with plants and shrubs as well as a patio which is ideal for garden furniture.

There is a block paved driveway providing off-street parking at the front of the property which in turn gives access to the attached single garage.



GROUND FLOOR  
1317 sq.ft. (122.4 sq.m.) approx.



TOTAL FLOOR AREA: 1317 sq.ft. (122.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

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