



Plot 608 13 Turner Gardens

Radcliffe Upon Trent | NG12 1EA | Asking Price £249,950

ROYSTON
& LUND

- Two Bedroom Semi Detached Family Home
- Excellent Opportunity For First Time Buyers
- Downstairs WC
- Close By To Numerous Amenities
- EPC Rating - A
- Integrated Kitchen Appliances
- Ample Off Street Parking
- Built In Wardrobe Space To Both Bedrooms
- Excellent Transport Links
- Freehold - Council Tax Band - New Build Rate Not Set Yet.





A well appointed two bedroom semi detached property ready to move straight in! Situated on the new William Davis estate In Radcliffe on Trent which is close by to numerous amenities such as local pubs, shops and cafes, not to mention being in the catchment area for well regarded schools and having excellent transport links via the A46 and A52. This property would be a great fit for a first time buyers.

Ground floor accomodation comprises of an entrance hall that leads into the main reception room and stairs to the first floor. The living room is ample in size and has a front aspect window which floods the room with natural light. The kitchen dining room is a generous size with integrated kitchen appliances, an oven, hob and extractor fan, a built in fridge and freezer along with an integral dishwasher and washing machine. The kitchen also offers a rear door to the garden and a downstairs WC.

To the first floor there are two well proportioned double bedrooms which both have built in storage space and share a three piece suite bathroom consisting of a bath with a shower overhead along with a wash basin and WC.

Facing the property there is a ample off street parking via a spacious single driveway leading up to the front door. To the rear there is a low maintenance lawned garden which has a small patio area for summer seating. The rear garden is enclosed by fenced borders.

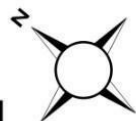
Sold with curtain and blind package - ready to move into.

10-year NHBC warranty and 2 year Customer Care
There is a Management fee of £256.66 per year on the development.



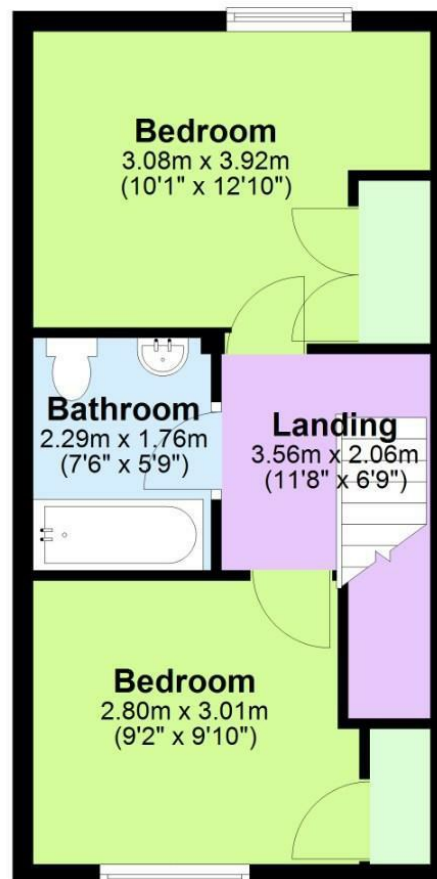
Ground Floor

Approx. 32.2 sq. metres (346.4 sq. feet)



First Floor

Approx. 32.2 sq. metres (346.4 sq. feet)



Total area: approx. 64.4 sq. metres (692.8 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(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 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		

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