



4A Haddon Way, Radcliffe on Trent,
Nottingham, NG12 1DD

£135,000

Tel: 0115 9336666

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- A Spacious Maisonette
- Entrance Hall & Kitchen
- Balcony
- Modern Bathroom
- Scope To Modernise
- No Chain
- Lounge Diner
- Two Double Bedrooms
- Garage In Block
- Great for First Time Buyers

A fantastic opportunity to purchase this deceptively spacious two-bedroom maisonette, offering excellent potential for buyers to update and personalise to their own taste.

The property is offered with no onward chain and the accommodation briefly comprises an entrance hall, a generous lounge/diner with doors opening onto a balcony, a kitchen with a useful pantry, two double bedrooms, and a modern bathroom.

Externally, the property benefits from a garage located in a nearby block, a small outdoor area to the front with additional outbuildings for storage, and a balcony off the lounge/diner.

Early viewing is highly recommended. This property would make an ideal purchase for first-time buyers or investors.

ACCOMMODATION

A composite entrance door leads into the entrance hall.

ENTRANCE HALL

With laminate flooring, central heating radiator, stairs rising to the first floor and a door into the lounge diner.

LOUNGE DINER

An L shaped reception room with laminate flooring, two central heating radiators, a cupboard housing the gas meter plus a uPVC double glazed window to the front aspect and uPVC double glazed sliding patio doors leading onto the balcony.

KITCHEN

Fitted with a range of base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset composite single drainer sink with mixer tap, a built-in oven with four ring gas hob and concealed extractor hood over. There is a washing machine and fridge freezer included in the sale. Tiled flooring and a uPVC double glazed window to the rear aspect.

FIRST FLOOR LANDING

Having an access hatch to the roof space and a cupboard providing storage.

BEDROOM ONE

A spacious double bedroom with a central heating radiator and a uPVC double glazed window to the front aspect. A range of freestanding bedroom furniture is included in the sale.

BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect, a cupboard housing the combination boiler and two further cupboards both with hanging rail and shelving.

BATHROOM

A modern bathroom fitted with a P shaped shower bath with fixed shower screen and mains fed rainfall shower with spray hose. Mermaid boarding for splashbacks, wood effect tiled flooring, a central heating radiator and a cloakroom suite providing a wash basin with mixer tap and cupboards below plus a concealed cistern toilet to the side. There is a uPVC double glazed obscured window and a central heating radiator.

OUTSIDE

Ahead of the front door is a small outdoor area with two useful brick built outbuildings.

COMMUNAL GARDENS

Communal gardens are situated to both sides of the block.

GARAGE

A garage is located in a nearby block.

LEASEHOLD

The property is leasehold, the Term being 999 years from 27th June 1981. A current ground rent of £40 per annum is payable.

RADCLIFFE ON TRENT

Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

COUNCIL TAX

The property is registered as council tax band A.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

A shared walkway leads to the entrance doors of 2a - 12a Haddon Way.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as

broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

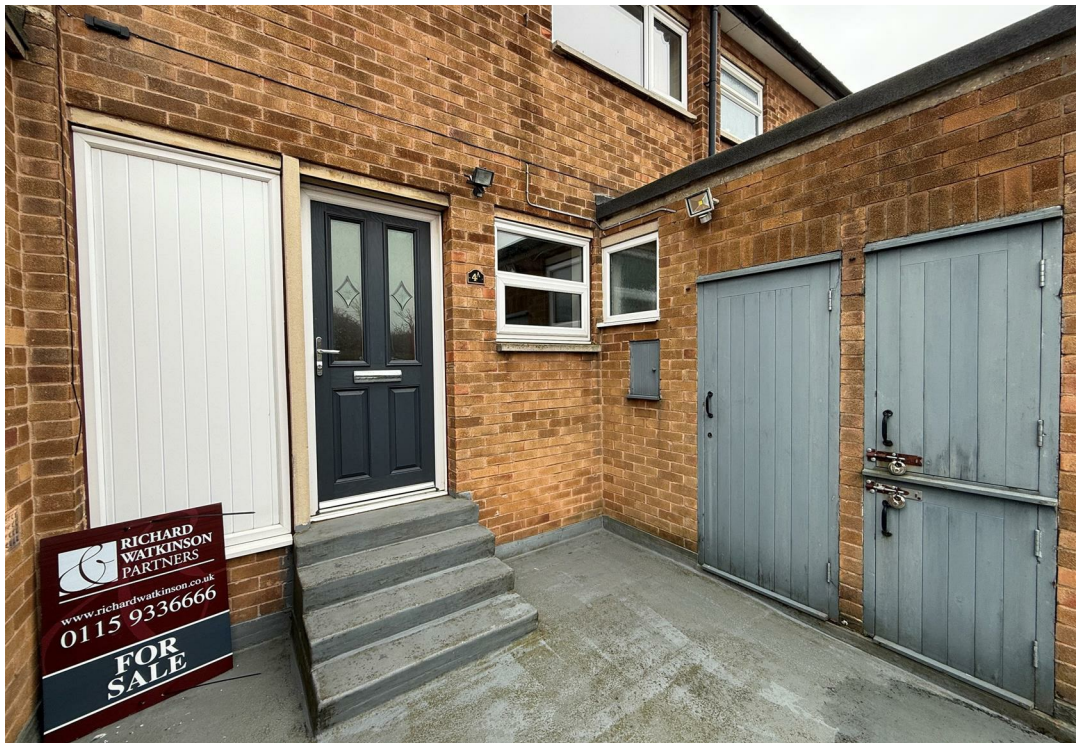
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

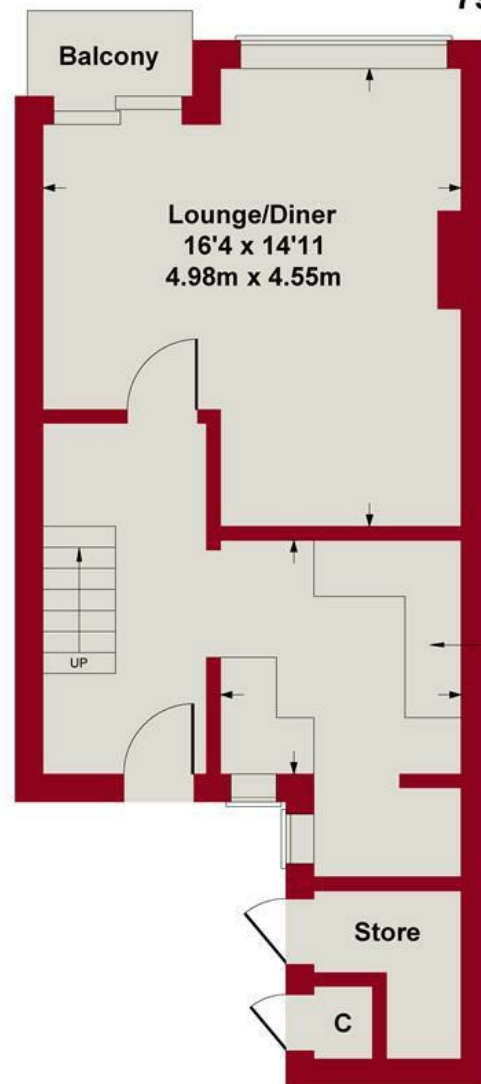
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

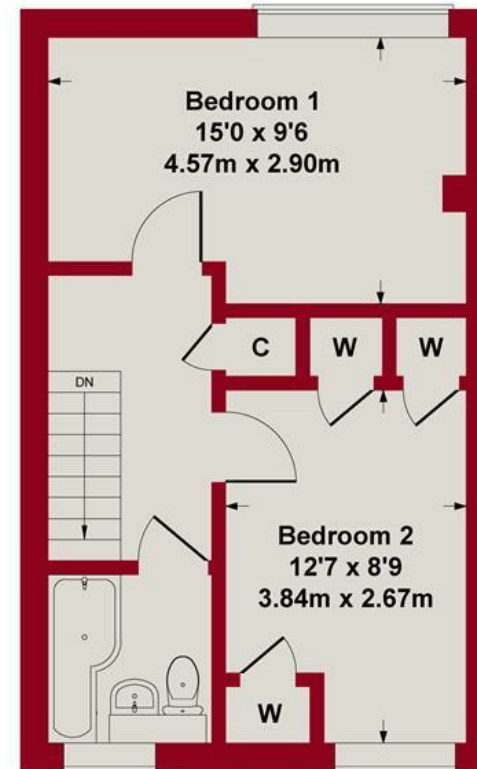




Approximate Gross Internal Area
792 sq ft - 74 sq m



GROUND FLOOR



FIRST FLOOR

Whilst 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 for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 0115 9336666

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
	74	80
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	



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk

