41 Grantham Road, Radcliffe on Trent, Nottingham, NG12 2HE

Guide Price £175,000

Tel: 0115 9336666

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Tradtional Style Semi Detached Home
- Refurbishment Opportunity
- Lounge
- Ground Floor Bathroom
- Large Rear Garden
- No Chain
- Lots of Potential
- Kitchen
- Three Bedrooms
- Backing onto Playing Fields

A fantastic opportunity for purchasers looking to modernise and personalise a property to their own taste and specification. Offered to the market with the added benefit of no onward chain, this traditional semi-detached home provides excellent potential for refurbishment, reconfiguration, or extension, subject to the necessary planning permissions and consents.

The accommodation briefly comprises an entrance hall, a spacious lounge, a kitchen to the rear, and a ground-floor bathroom. To the first floor are three well-proportioned bedrooms.

Externally, the property occupies a mature plot and enjoys a generous rear garden backing onto playing fields, offering an attractive open outlook and a good degree of privacy. This property presents an exciting opportunity to create a wonderful family home in a desirable setting, and early viewing is highly recommended.

ENTRANCE HALL
Having a radiator, stairs to first floor and door to lounge.

LOUNGE
With radiator, aluminium-framed front window and Adam-style fireplace with floor-standing gas fire.

KITCHEN
With base units, rolled-edge worktops, stainless steel sink with mixer tap, two UPVC rear windows, radiator and walk-in pantry with shelving, light and electricity consumer unit.

SIDE HALLWAY
With UPVC door to outside and doors to WC and bathroom.

GROUND FLOOR W/C
With low-level toilet, radiator, Glow-worm boiler and obscured UPVC rear window.

GROUND FLOOR BATHROOM
With pedestal wash basin, cast-iron bath, Mira shower, splashback tiling, radiator, aluminium-framed rear window and airing cupboard with foam-insulated hot water cylinder.

FIRST FLOOR LANDING
With aluminium-framed side window, loft hatch, and access to three bedrooms.

BEDROOM ONE
A double bedroom with a radiator, aluminium-framed front window and built-in double wardrobe.

BEDROOM TWO
With radiator and aluminium-framed rear window.

BEDROOM THREE
With radiator and aluminium-framed rear window.

OUTSIDE
The property sits on an attractive mature plot with lawned frontage, side paved pathway and generous rear garden with brick store, lawns, established beds and borders, backing onto open fields.

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 B.

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.

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.

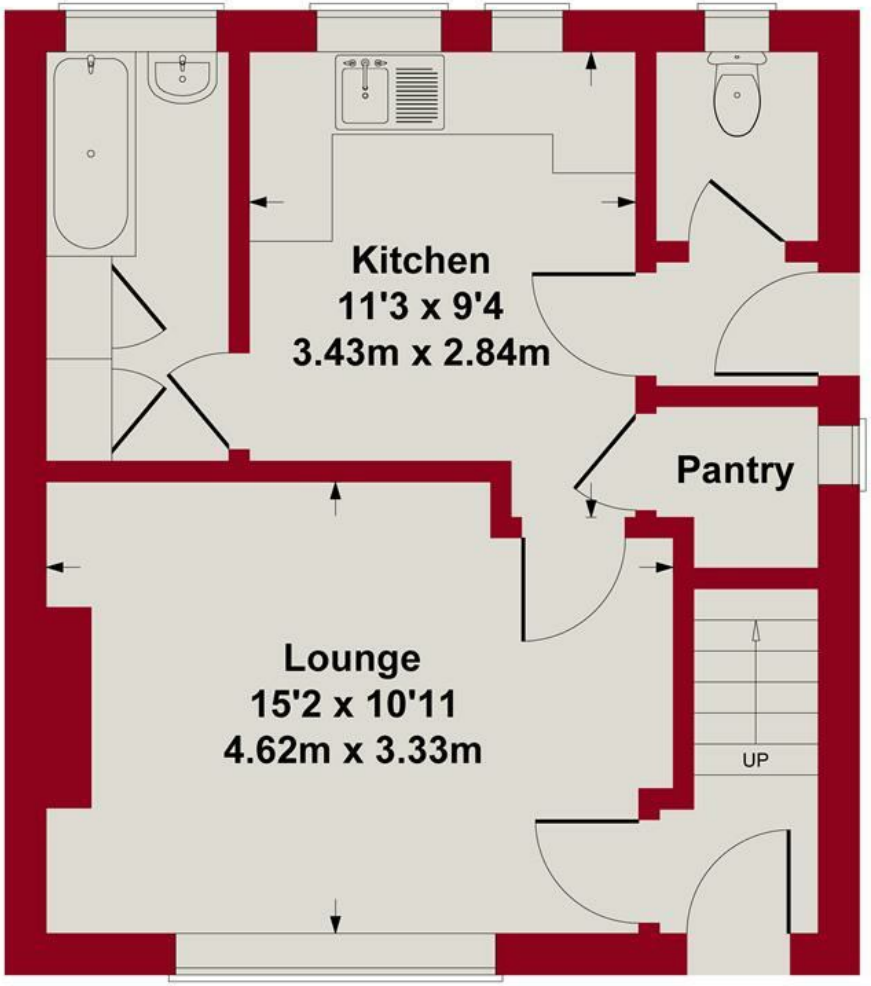
Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

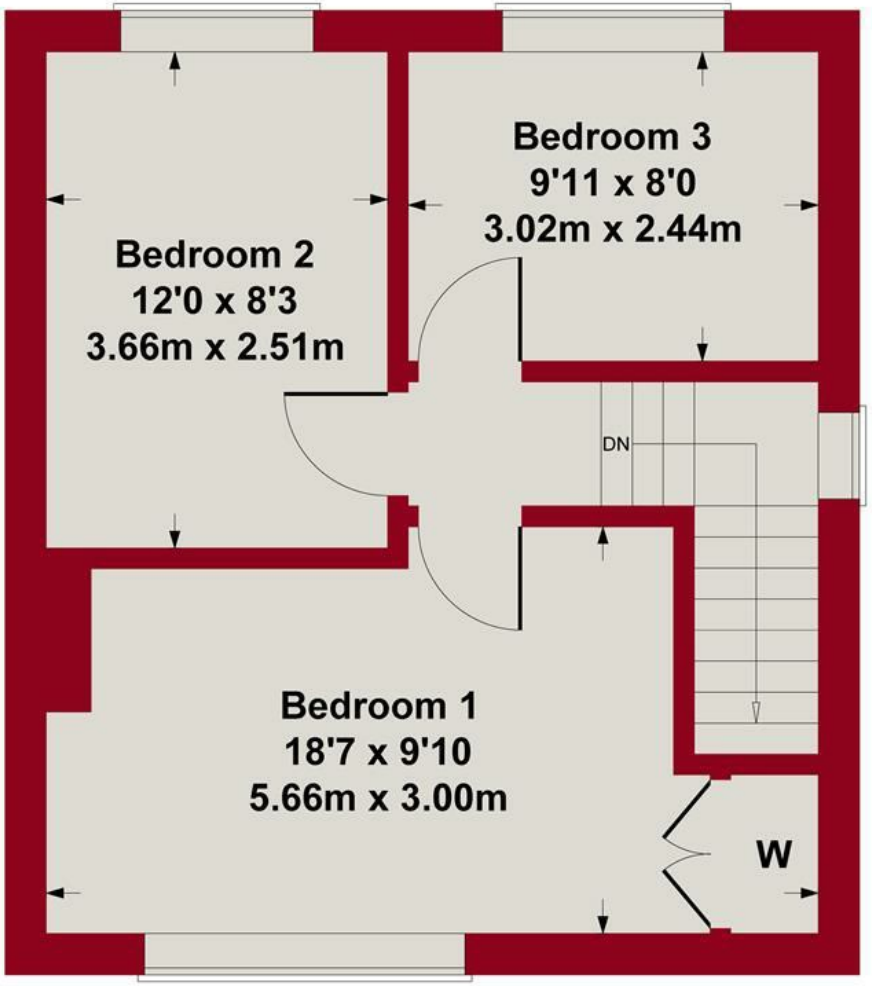
School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions

Approximate Gross Internal Area
796 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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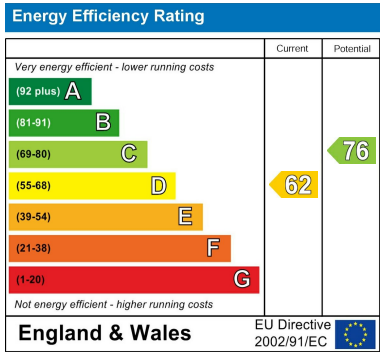

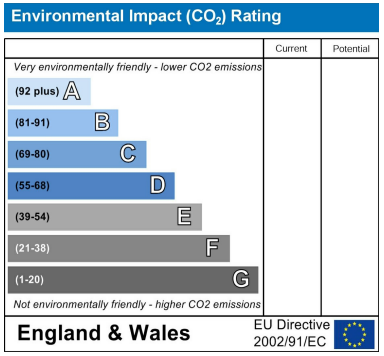

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RICS

The Property Ombudsman

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