



**2 Oak Avenue, Radcliffe on Trent,  
Nottingham, NG12 2AP**

**£74,950**

**Tel: 0115 9336666**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Lovely Detached Park Home
- Chain Free
- Dual Aspect Lounge
- 2 Bedrooms
- Driveway Parking for One Car
- Prominent Corner Plot
- Well Appointed Throughout
- Fitted Breakfast Kitchen
- Modern Shower Room
- Attractive Gardens to Four Sides

Occupying a prime plot within this popular riverside development, this superbly appointed park home is ideal for those seeking peaceful and low-maintenance retirement living.

Offered to the market with the benefit of no onward chain, the property provides well-presented and thoughtfully arranged accommodation throughout. This includes a dual-aspect lounge to the front, a light and airy fitted kitchen with space for a breakfast table and chairs, two bedrooms, and a superbly appointed shower room.

Externally, the property enjoys an attractively landscaped plot with driveway parking, a small lawn, and gravelled seating area, perfect for relaxing outdoors. There is also a useful garden store, while the position of the home affords pleasant views towards the River Trent.

Early viewing is highly recommended to fully appreciate the setting and lifestyle on offer.

### ACCOMMODATION

A uPVC double glazed obscured entrance door leads into the entrance hall.

### ENTRANCE HALL

With a central heating radiator and programmer as well as a built-in cupboard with shelving, coat hooks and housing the electric consumer unit.

### KITCHEN

A superbly appointed breakfast kitchen fitted with a range of Shaker style base and wall cabinets in white with rolled edge worktops and tiled splashbacks, an inset composite single drainer sink with mixer tap and built-in appliances including an electric oven with four ring gas hob and extractor hood over. There is space for further appliances including plumbing for a washing machine and a central heating radiator, uPVC double glazed windows to both of the side elevations and a cupboard housing the Worcester calor gas boiler.

### LOUNGE

A lovely dual aspect lounge with coved ceiling, a central heating radiator, a uPVC double glazed window to the front and side aspects, a uPVC double glazed door leading to the outside and a feature fireplace with Adam style surround and marble effect insert and hearth housing an electric fire.

### BEDROOM ONE

Located at the rear of the property and having a coved ceiling, a central heating radiator, a uPVC double glazed window to the rear aspect and a fitted triple wardrobe with dressing table at the side.

### BEDROOM TWO

With a central heating radiator, a uPVC double glazed window to the side aspect and a fitted triple wardrobe with dressing table to the side.

### SHOWER ROOM

A superbly appointed shower room including a contemporary style suite providing a pedestal wash basin with mixer tap and tiled splashbacks, a dual flush toilet and a quadrant style shower cubicle with glazed sliding doors and mains fed rainfall shower with additional spray hose. There is mermaid boarding for splashbacks plus a central heating radiator, extractor fan and a uPVC double glazed obscured window to the side aspect.

### GARDENS & PARKING

Externally, the property occupies a prominent corner plot with a small lawned area to the front and side and gravelled driveway parking for one car. A rose arch leads to the side of the property with paved pathways and further planting opening onto the rear, which provides a gravelled seating area and includes a useful garden shed.

### SITE DETAILS

The purchase price is for the park home itself with the existing Lease for the plot available for assignment, subject to completing the necessary paperwork and meeting the current site rules. The site fees are currently £170.74 per month, payable to Wyldecrest and reviewed annually. The fees include the site owners responsibility to maintain any communal parts. Electric is individually metered and billed, bottled gas is supplied direct by Calor (charged). Water and drainage billed through Wyldecrest, currently at £50.65 per month.

### 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.

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:-

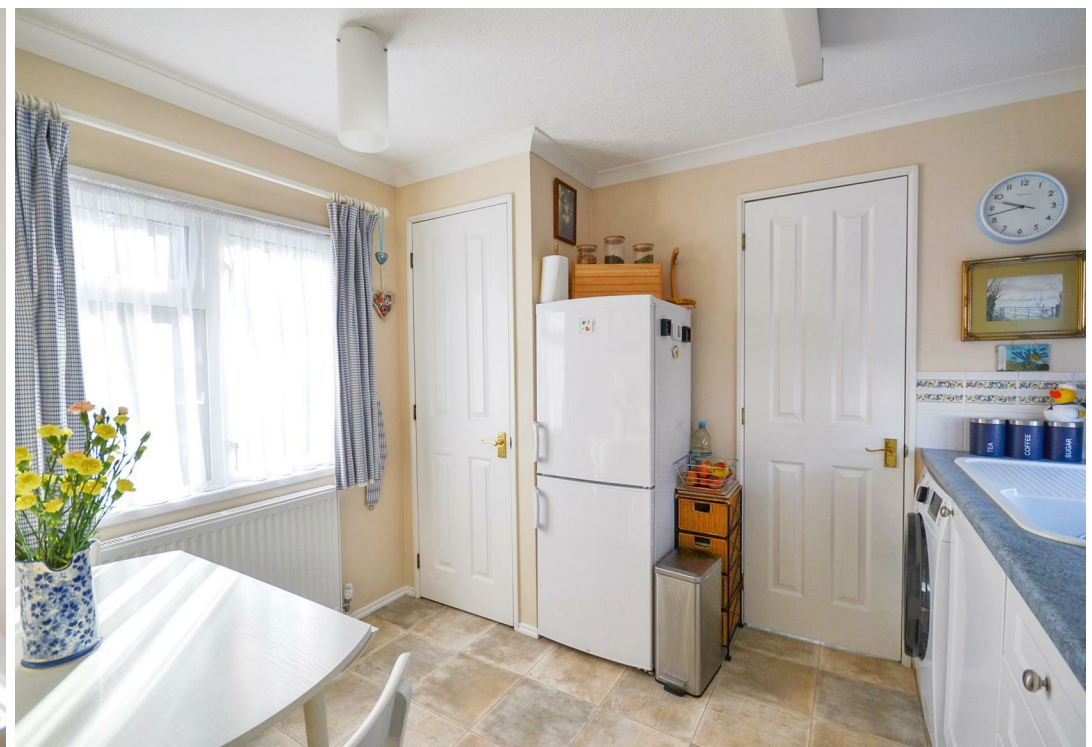
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

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

Planning applications:-

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







**Approximate Gross Internal Area  
445 sq ft - 41 sq m**



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



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