



7 Victoria Street, Radcliffe on Trent,  
Nottingham, NG12 2FP

Guide Price £265,000  
Tel: 0115 9336666

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

- Attractive Period Home
- Popular Convenient Location
- Separate Dining Room
- Two Double Bedrooms
- Low Maintenance Courtyard Style Gardens
- No Onward Chain
- Bay Fronted Lounge
- Modern Fitted Kitchen
- Four-Piece Bathroom
- Close to Local Amenities

Offered for sale with the advantage of no onward chain, this attractive period home enjoys a popular and convenient location close to local amenities. The property is well-appointed throughout, while still offering buyers the opportunity to make further improvements in line with their own tastes and specifications.

The accommodation is well-proportioned and includes an entrance porch to the front, a bay-fronted lounge with feature fireplace, and a separate dining room leading to the kitchen at the rear.

To the first floor, there are two double bedrooms and a modern four-piece bathroom, comprising a bath and a separate shower enclosure.

Outside, to the rear of the property, is a small courtyard garden with a useful brick-built outhouse providing space for a washing machine. Beyond the courtyard lies a further low-maintenance garden, mainly paved and featuring an additional brick-built outhouse ideal for storage.

This lovely home combines period character with modern comfort and is sure to appeal to a wide range of buyers - early viewing is highly recommended.

#### ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance porch.

#### ENTRANCE PORCH

Of uPVC construction with tiled flooring and a timber panelled door into the lounge.

#### LOUNGE

A well proportioned reception room with coved ceiling and rose, oak flooring, a central heating radiator, a uPVC double glazed bay window to the front aspect, a cupboard housing the electricity meter and consumer unit and a feature fireplace with coal effect gas stove and decorative surround.

#### INNER HALLWAY

With oak flooring and a built-in storage cupboard over the stairs with shelving and light.

#### DINING ROOM

A well proportioned second reception room with coved ceiling, oak flooring, a central heating radiator, a uPVC double glazed window to the rear aspect, a door and staircase leading to the first floor and a door into the kitchen.

#### KITCHEN

Fitted with a modern range of cream fronted base and wall cabinets with solid butcher's block worktops and an inset 1.5 bowl single drainer sink with mixer tap. There is a built-in oven with four zone electric hob and chimney extractor hood over plus space for further appliances including plumbing for a dishwasher. Central heating radiator, coved ceiling, a uPVC double glazed window to the side aspect and a panelled door to the side.

#### FIRST FLOOR LANDING

With doors to rooms.

#### BEDROOM ONE

A double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a built-in cupboard over the stairs with shelving.

#### BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect, coved ceiling and an access hatch to the roof space with pull-down loft ladder.

#### BATHROOM

A well appointed four piece bathroom including a dual flush toilet, a pedestal wash basin with mixer tap and a bath with mixer tap and handheld shower. There is a quadrant style shower enclosure with glazed sliding door, mermaid boarding for splashbacks and a Mira electric shower. Tiling for splashbacks, central heating radiator plus chrome towel radiator, coved ceiling, a uPVC double glazed obscured window to the rear aspect, extractor fan and an airing cupboard housing the Viessmann combination boiler with shelving.

#### GARDENS

A shared pedestrian gate at the front of the plot leads via a small block paved pathway to the front entrance porch. To the rear, immediately off the kitchen door is a small and fully enclosed courtyard style garden with block paving, outside water point and access to the outhouse which has power, light, water and includes plumbing for a washing machine. From the courtyard, a timber gate then leads to the mains garden which is paved for low maintenance with timber panelled fencing to two sides, established planted beds and borders and a brick built outhouse for storage to the very rear. There is a right of way across the rear for access.

#### 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**

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>

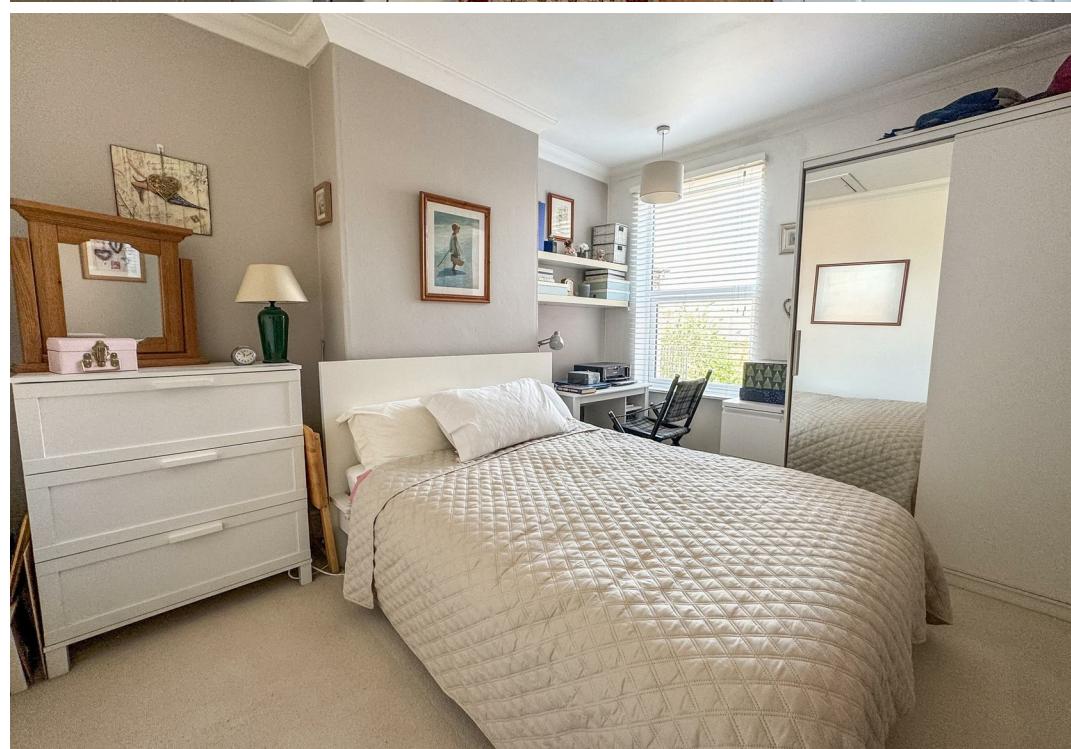
School Ofsted reports:-

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

Planning applications:-

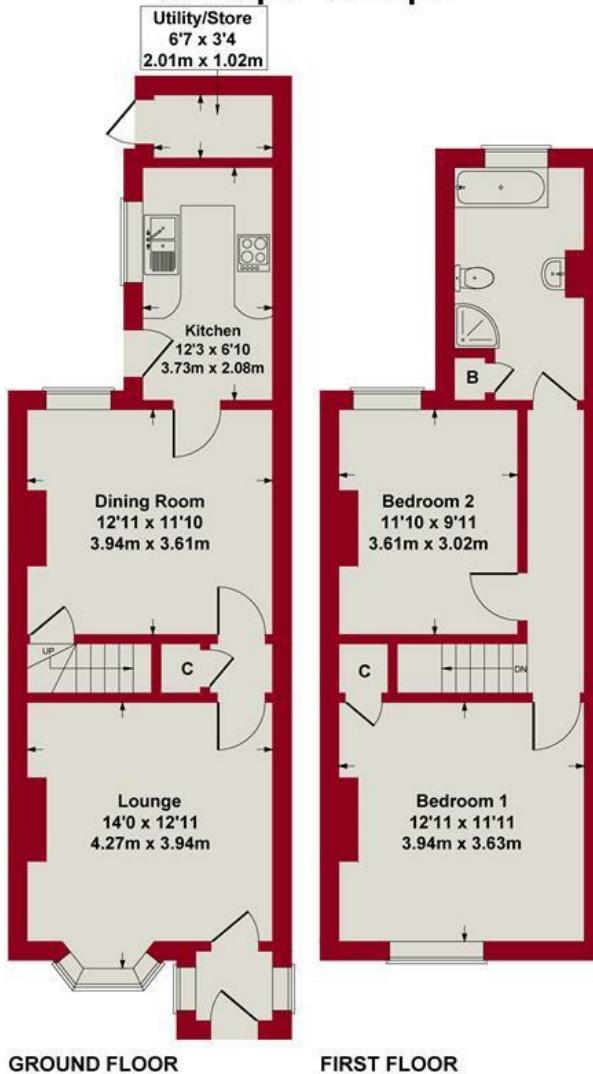
<https://www.gov.uk/search-register-planning-decisions>







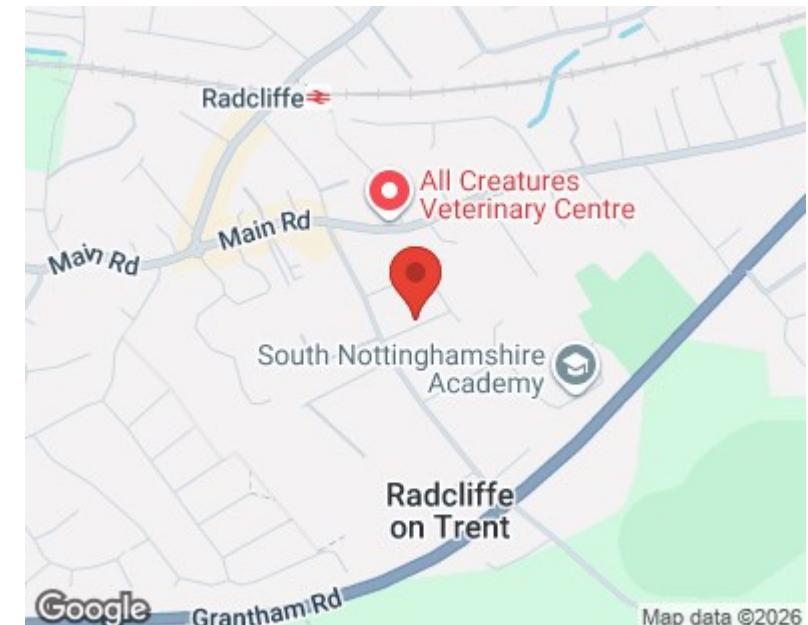
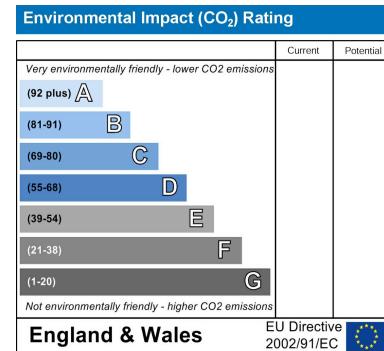
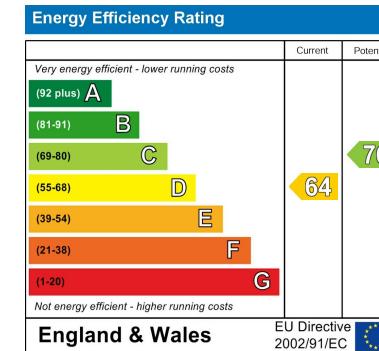
Approximate Gross Internal Area  
944 sq ft - 87 sq m



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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