



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

**£55,000**  
Tel: 0115 9336666

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

Offered for sale with the advantage of no onward chain, this park home enjoys a peaceful setting on the edge of the village, close to the River Trent. The property offers excellent potential for buyers wishing to update and personalise a home to their own taste and specification.

The accommodation includes an entrance hallway, kitchen, lounge, bedroom, box room, and a bathroom.

Outside, the plot is to all four sides of the home and provides off-road parking for one car.

An ideal purchase for those seeking a tranquil lifestyle in a scenic riverside location.

### ACCOMMODATION

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

### ENTRANCE HALL

With Dimplex electric heater.

### KITCHEN

Fitted with a range of base and wall cabinets with rolled edge work tops and an inset composite sink with mixer tap plus space for appliances including plumbing for a washing machine and an electric cooker point. There is a wall mounted electric heater, uPVC double glazed windows to both of the side elevations and an airing cupboard housing the foam insulated hot water cylinder with immersion.



### LOUNGE

Having uPVC double glazed windows to both front and side elevations as well as a uPVC double glazed door to the outside



### BEDROOM ONE

A double bedroom having a uPVC double glazed window to the rear.



### BOX ROOM

Having a uPVC double glazed window to the side aspect and a Dimplex storage heater.

### BATHROOM

Fitted with a close coupled toilet, a pedestal wash basin with hot and cold taps and a panel sided bath with Triton electric shower over. There is a uPVC double glazed obscured window to the side aspect and an electric towel radiator.

### OUTSIDE

The property sits central to its plot with planted and gravel areas including off-street parking for one car.

### 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 £231.92 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. Water and drainage billed through Wyldecrest at £44.73 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>

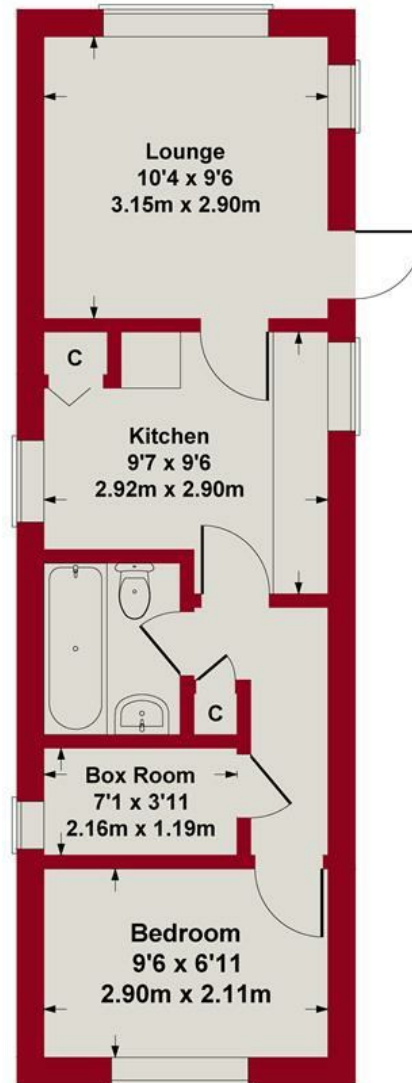
School Ofsted reports:-

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

Planning applications:-

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

**Approximate Gross Internal Area  
390 sq ft - 36 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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## Village Sign



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*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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
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